

Executive Summary Report

Appraisal Date 1/1/2004 - 2004 Assessment Roll

Area Name / Number: Kingsgate/Queensgate / 73

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 780

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$92,800	\$175,600	\$268,400	\$284,700	94.3%	7.32%
2004 Value	\$131,700	\$152,000	\$283,700	\$284,700	99.6%	5.81%
Change	+\$38,900	-\$23,600	+\$15,300		+5.3%	-1.51%
% Change	+41.9%	-13.4%	+5.7%		+5.6%	-20.63%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.51% and -20.63% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2003 Value	\$94,600	\$169,200	\$263,800
2004 Value	\$134,200	\$144,000	\$278,200
Percent Change	+41.9%	-14.9%	+5.5%

Number of improved Parcels in the Population: 6626

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2003 or 2004 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

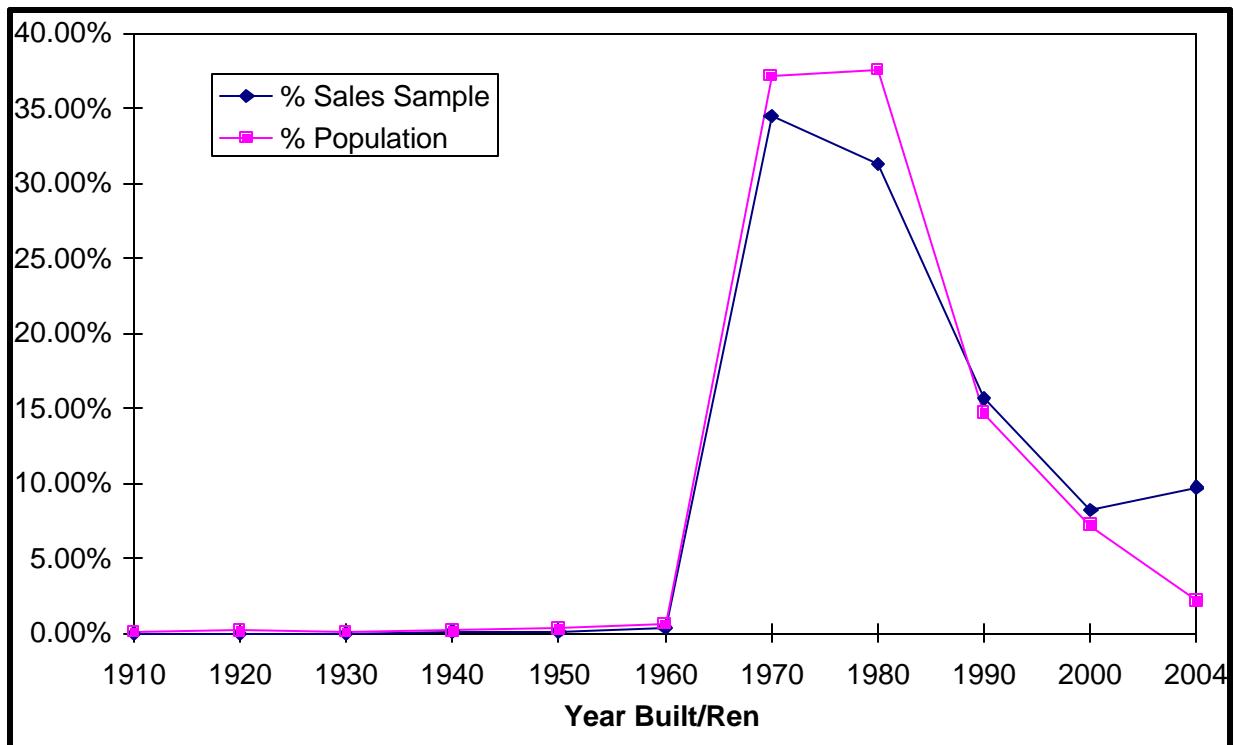
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2004 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.13%
1950	1	0.13%
1960	3	0.38%
1970	269	34.49%
1980	244	31.28%
1990	122	15.64%
2000	64	8.21%
2004	76	9.74%
	780	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.06%
1920	9	0.14%
1930	7	0.11%
1940	9	0.14%
1950	21	0.32%
1960	41	0.62%
1970	2460	37.13%
1980	2486	37.52%
1990	972	14.67%
2000	475	7.17%
2004	142	2.14%
	6626	

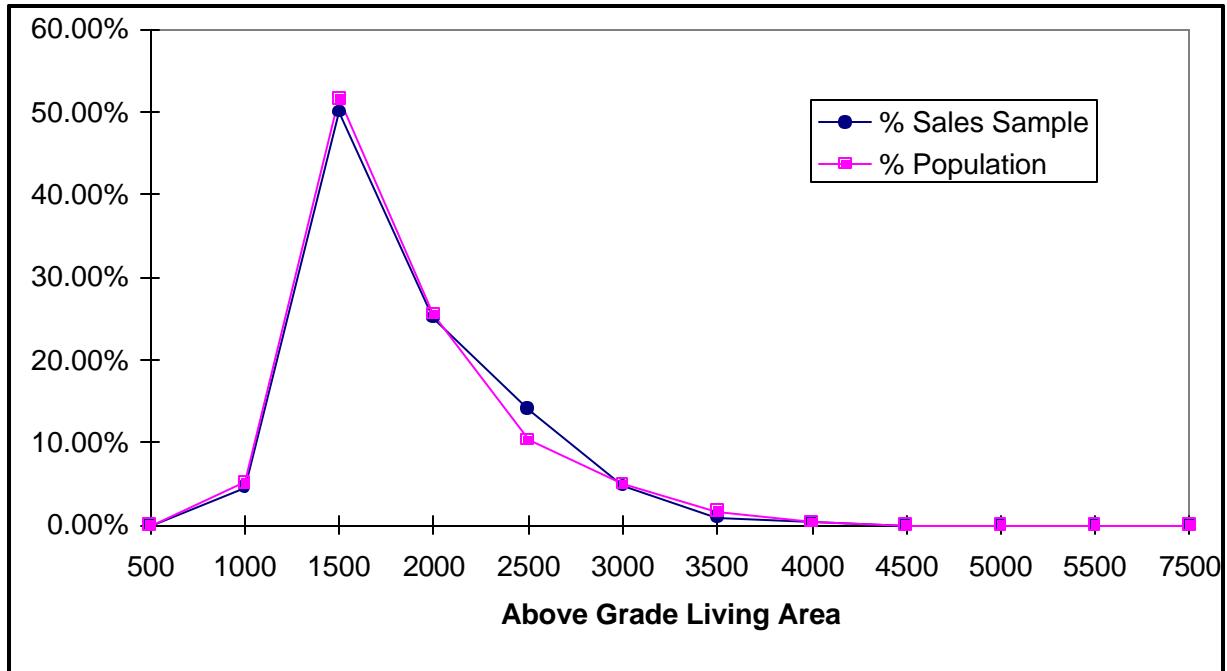


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	36	4.62%
1500	390	50.00%
2000	196	25.13%
2500	110	14.10%
3000	37	4.74%
3500	8	1.03%
4000	3	0.38%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	780	

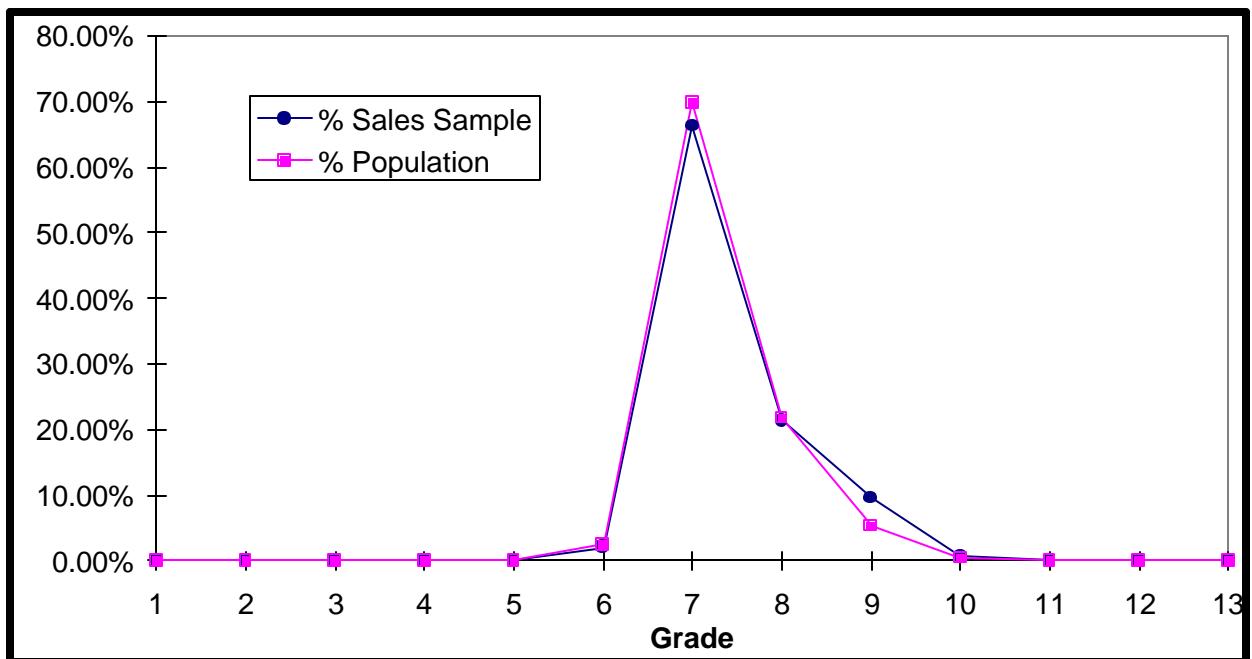
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	344	5.19%
1500	3421	51.63%
2000	1695	25.58%
2500	687	10.37%
3000	332	5.01%
3500	116	1.75%
4000	27	0.41%
4500	2	0.03%
5000	1	0.02%
5500	0	0.00%
7500	1	0.02%
	6626	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

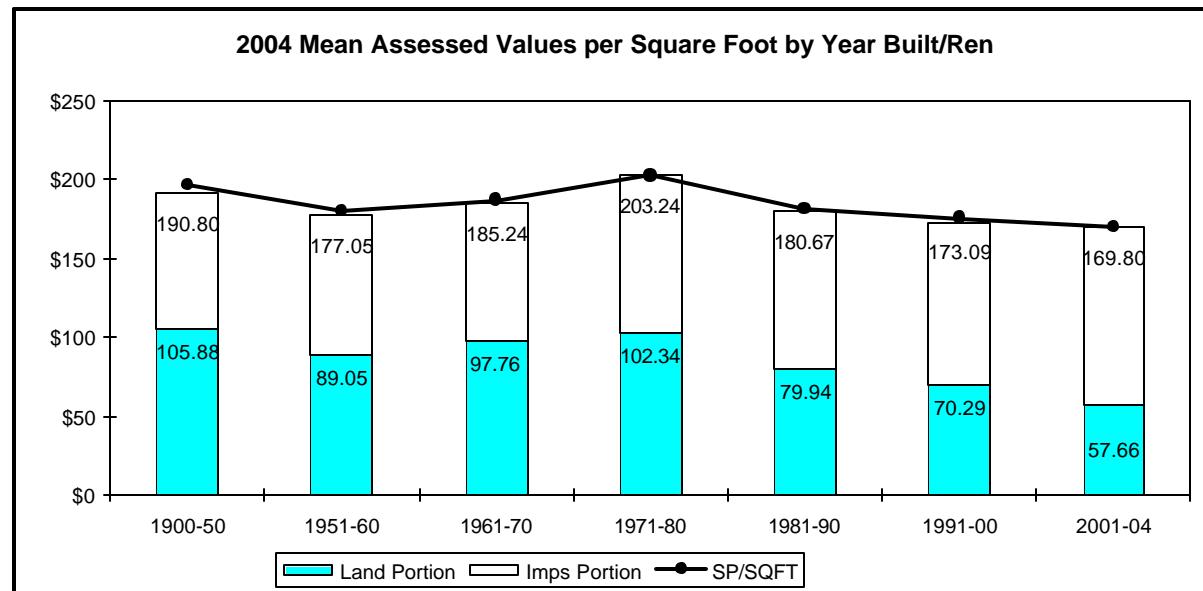
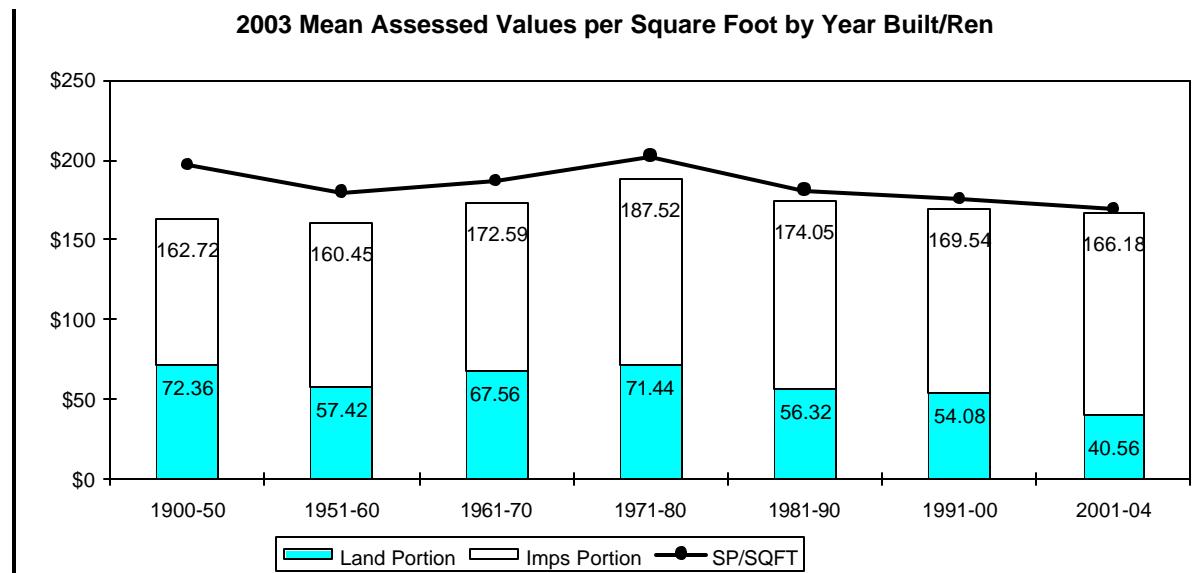
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	2	0.03%
6	16	2.05%	6	164	2.48%
7	517	66.28%	7	4629	69.86%
8	167	21.41%	8	1445	21.81%
9	75	9.62%	9	354	5.34%
10	5	0.64%	10	30	0.45%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
		780			6626



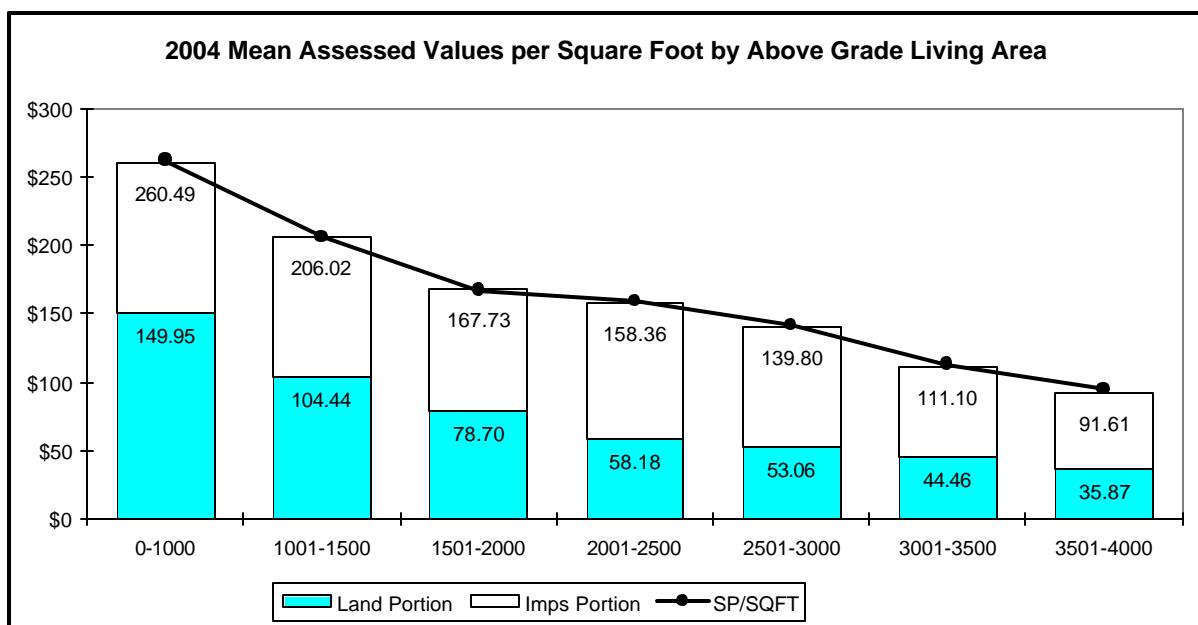
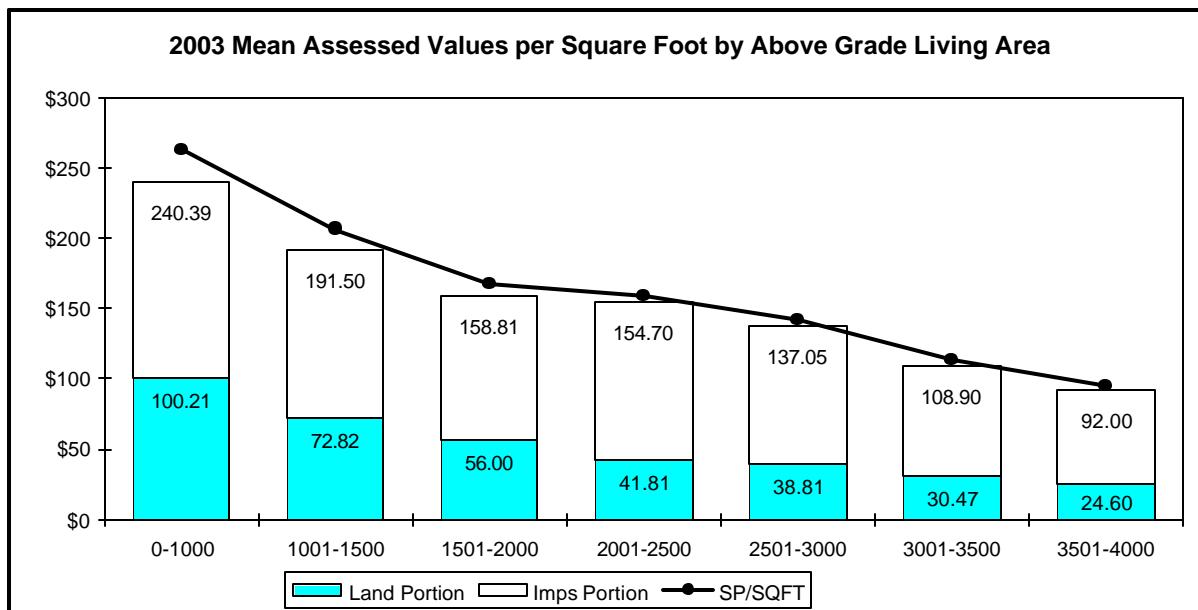
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2003 and 2004 Per Square Foot Values by Year Built or Year Renovated



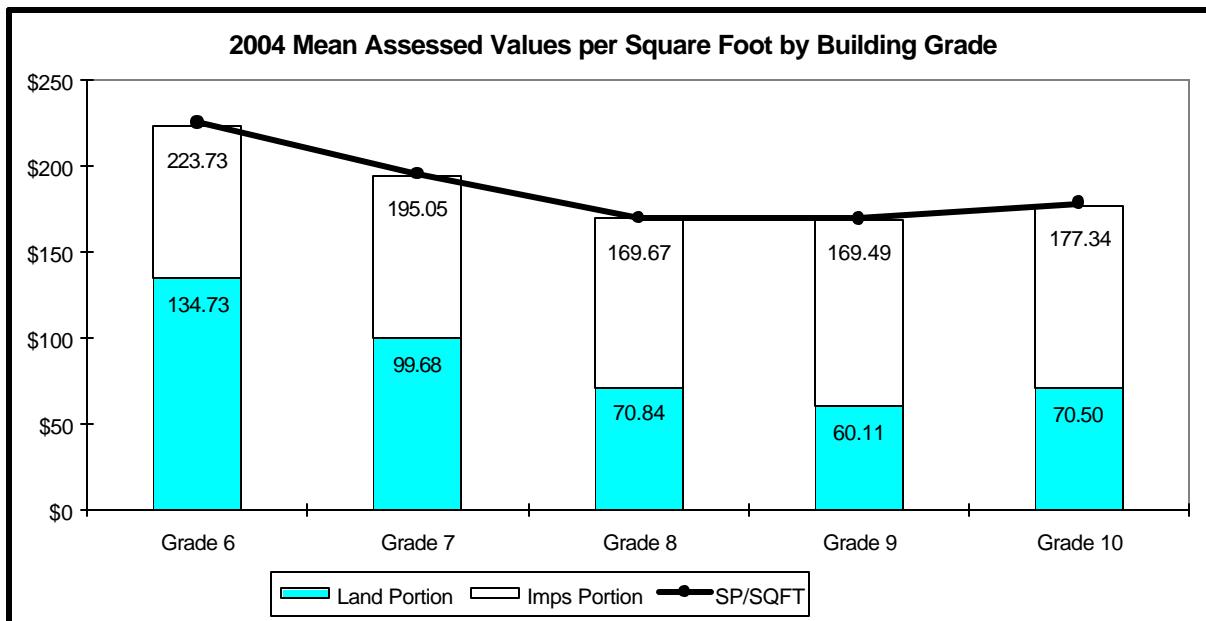
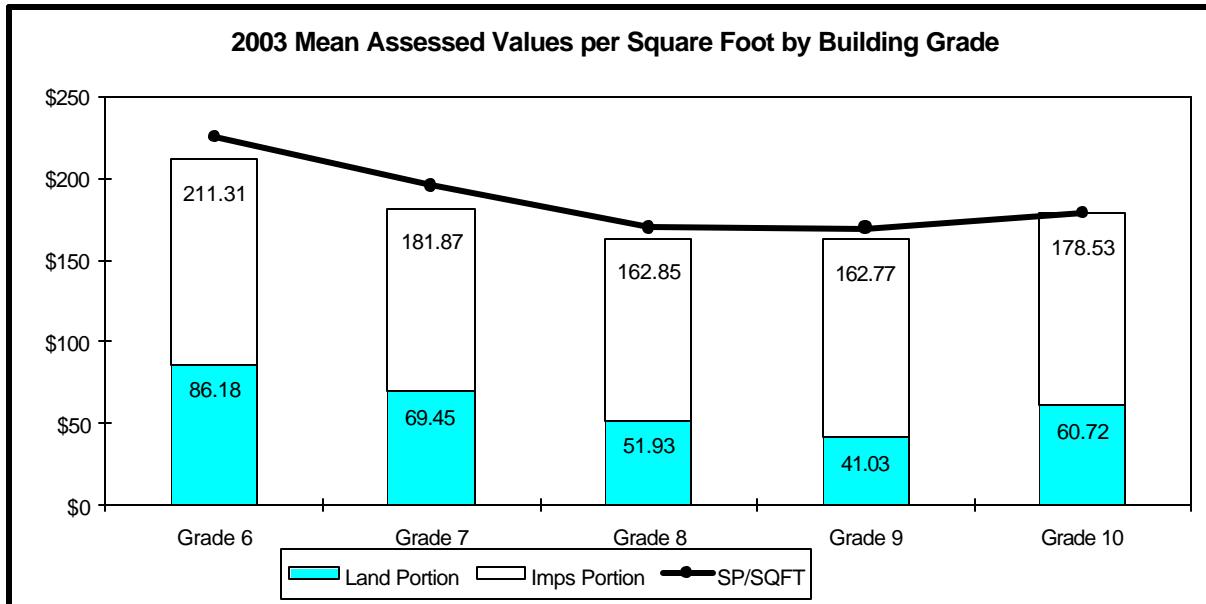
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Above Grade Living Area



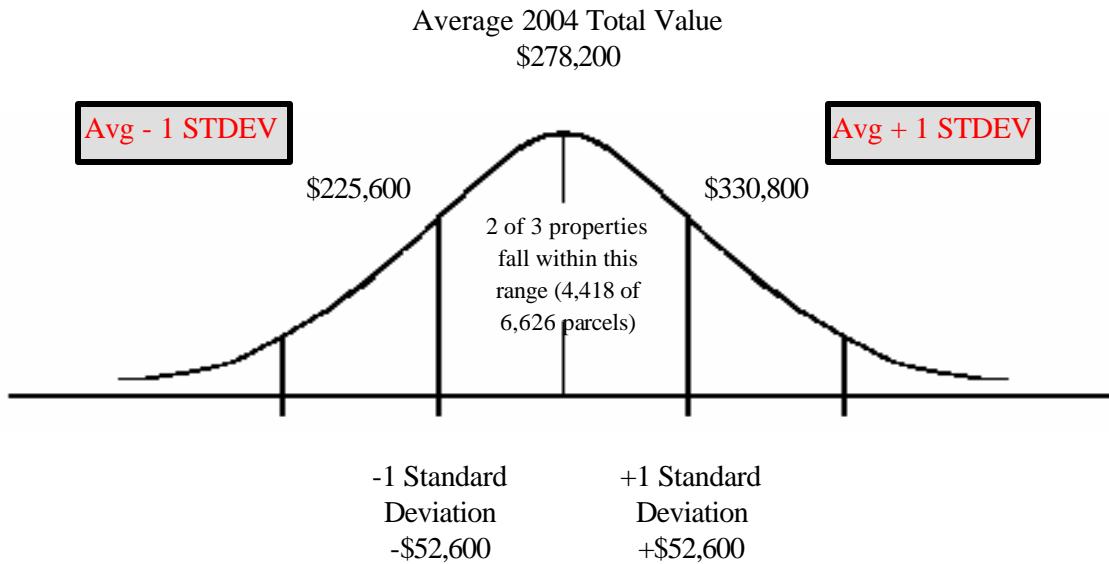
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2003 or 2004 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2002 to 12/2003 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Kingsgate/Queensgate

Boundaries:

Area 73's southernmost boundary is 116th Ave NE west of I-405, the west boundary is 100th Ave NE to NE 145th, north to 157th St, south to Juanita-Woodinville Rd, then to I- 405, north to the Sammamish River, then south along Woodinville -Redmond Rd to NE 145th St, then west to 132nd Ave NE, south to NE 132nd St, then south along I-405 to 116th Ave NE.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 73 is located in primarily residential neighborhoods with platted parcels within the jurisdictions of Kirkland, Woodinville and a small portion in unincorporated King County. The predominant grades of the homes are 7 and 8. Many of the newer homes are grade 9s and there are also some grade 10s. The grade 7 and 8 homes generally sell in the \$200,000 to \$300,000 range, the grade 9s over \$300,000 and the grade 10s near \$400,000 and above.

The area as a whole is fairly homogenous with good access to freeways, parks, schools, shopping areas. New plats are coming on line in the few areas that have yet to be fully developed. There are no lakes or rivers with residential frontage. Few parcels are coded with views which generally have a minimal impact on value.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2004 recommended values. This study benchmarks the current assessment level using 2003 posted values. The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 7.32% to 5.81%.

Scope of Data

Land Value Data:

Vacant sales from 1/2002 to 12/2003 were given primary consideration for valuing land. There were an ample number of sales to develop a model for the area. In addition to single site sales, there were some larger land sales that are currently or have been platted. Many of the sales were multi-parcel sales for lots in developed plats. All land sales were verified by field review and buyer or seller contacted when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 7082 parcels in the area of which 241 are vacant. The majority of the parcels are located in plats. 94% of the parcels in the area have a zoning with minimum lot sizes between 7200 and 10890 square feet. Sales indicate a benchmark value of \$140,000 for a lot of 8000 square feet which is a typical size. It was found that the majority of parcels in Subarea 6 have a lower market appeal than lots in Subarea 5. Therefore an adjustment of -\$15,000 was applied to the subarea except for some higher end neighborhoods identified below. A fair percentage of the lots are double or more in size according to the zoning and with short or long plat potential. There is clear market evidence that lots with an additional site(s) are in high demand by builders. Such lots that have not yet been developed have been valued at the highest and best use, which is as additional sites less development costs. Where an existing residence is of average or better quality and located in such a way as to make additional site(s) unfeasible, the land was valued as one site.

Four neighborhoods have been identified in this area. Neighborhood 1 abuts Norway Hill in Area 38-3, a highly desirable location north of Area 73. Lots in neighborhood 1 are valued \$15,000 higher than most others in Subarea 6, thus equalizing them with parcels in Subarea 5.

Neighborhood 2 is in a desirable location adjacent to NE 116th St with new high grade homes. Neighborhood 3 includes townhouse plats with very small lots located in the middle of Subarea 6. Neighborhood 4 is adjacent to neighborhood 2, shares some of the desirability of this neighborhood but not at the same level. It is valued the same as neighborhood 1. Parcels in Woodcrest Estates, a mobile home park at the north end of Subarea 5, are mostly valued at \$105,000 with the exception of some lots that are impacted by traffic noise. This is approximately \$30,000 below the benchmark level as the average lot size in the plat is about 6400 square feet.

The analysis of land sales with views indicated upward adjustments of 10-15% over the standard values. An analysis of the impact of traffic to the market yielded downward adjustments of \$10,000 to \$29,000 depending on the level of noise.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

BASE LAND	PARCEL SIZE (sq ft)	VALUE
Standard Lots Subarea 5		
	< 1000	\$1,000
	1000-1999	\$80,000
	2000-2999	\$90,000
	3000-4999	\$125,000
	5000-6999	\$135,000
	7000-8999	\$140,000
	9000-11999	\$145,000
	12000-19999	\$150,000
	20000-43560	\$180,000
	> 43560	\$220,000

BASE LAND	PARCEL SIZE (sq ft)	VALUE
Standard Lots Subarea 6		
	< 1000	\$1,000
	1000-1999	\$65,000
	2000-2999	\$75,000
	3000-4999	\$110,000
	5000-6999	\$120,000
	7000-8999	\$125,000
	9000-11999	\$130,000
	12000-19999	\$135,000
	20000-43560	\$165,000
	> 43560	\$205,000

WOODCREST ESTATES (Mobile Home Plat)	all lots	\$105,000
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AREA 73 ADJUSTMENTS

Views

Average	+10%
Good	+15%
Excellent	+15%

Traffic Noise			Neighborhood	
Woodcrest Estates				
Moderate	- \$10,000	- \$3,000	1	+ \$15,000
High	- \$15,000	- \$5,000	2	+ \$45,000
Extreme	- \$29,000	- \$12,000	3	+ \$ 5,000
			4	+ \$15,000

Formula: Base Land Value = Base Land + Neighborhood – Traffic Noise + View %

Vacant Sales Used In This Physical Inspection Analysis
Area 73

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5	092605	9029	12/26/2002	157462	11386	Y	N
5	092605	9054	2/27/2003	1330000	415126	N	N
5	092605	9194	12/26/2002	157462	9600	Y	N
5	092605	9195	12/26/2002	157462	9600	Y	N
5	092605	9196	12/26/2002	157462	9691	Y	N
5	104153	0010	10/25/2002	1112000	5617	N	N
5	104153	0020	10/25/2002	1112000	5617	N	N
5	104153	0030	10/25/2002	1112000	5616	N	N
5	104153	0040	10/25/2002	1112000	5361	N	N
5	104153	0050	10/25/2002	1112000	4821	N	N
5	104153	0060	10/25/2002	1112000	5739	N	N
5	104153	0070	10/25/2002	1112000	5804	N	N
5	104153	0080	10/25/2002	1112000	6301	N	N
5	162605	9024	9/13/2002	5100	66646	N	N
5	162605	9043	10/28/2002	675000	109771	N	N
5	162605	9043	8/6/2003	1730000	109771	N	N
5	162605	9105	10/28/2002	675000	9147	N	N
5	162605	9105	10/28/2002	1730000	9147	N	N
5	387500	0010	4/22/2003	1288044	3959	N	N
5	387500	0030	4/22/2003	1288044	3959	N	N
5	387500	0050	6/9/2003	515218	3890	N	N
5	387500	0060	6/9/2003	515218	3968	N	N
5	387500	0070	4/22/2003	1288044	4816	N	N
5	387500	0080	4/22/2003	1288044	4002	N	N
5	387500	0090	6/9/2003	515218	4352	N	N
5	387500	0110	4/22/2003	1288044	4867	N	N
5	387500	0120	4/22/2003	1288044	4822	N	N
5	387500	0130	4/22/2003	1288044	5730	N	N
5	387500	0150	4/22/2003	1288044	4048	N	N
5	387500	0170	4/22/2003	1288044	5072	N	N
5	387500	0180	4/22/2003	1288044	5044	N	N
5	387500	0200	6/9/2003	515218	3995	N	N
5	387600	0985	8/13/2003	58000	8867	N	N
6	001130	0010	3/21/2003	822000	5868	N	N
6	001130	0090	7/10/2002	822000	4167	N	N
6	001130	0100	7/10/2002	255000	4367	N	N
6	001130	0130	7/10/2002	822000	3802	N	N
6	001130	0150	3/21/2003	822000	4134	N	N
6	001130	0160	7/10/2002	255000	4901	N	N

Vacant Sales Used In This Physical Inspection Analysis
Area 73

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
6	001130	0190	3/21/2003	822000	4020	N	N
6	001130	0200	3/21/2003	822000	4482	N	N
6	292605	9094	12/15/2003	50000	3484	N	N
6	292605	9146	6/19/2002	730000	8379	N	N
6	292605	9282	8/22/2003	620000	7411	N	N
6	312670	0039	6/17/2002	300000	7352	N	N
6	312670	0042	6/17/2002	300000	7353	N	N
6	312720	0021	11/14/2002	87000	7089	N	N
6	312720	0045	4/25/2003	500000	11250	N	N
6	312720	0047	4/25/2003	500000	20250	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 73

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	292605	9146	8/18/2003	195750	Related Party, Friend, Or Neighbor
6	292605	9286	8/18/2003	198450	Related Party, Friend, Or Neighbor
6	292605	9287	8/18/2003	198450	Related Party, Friend, Or Neighbor
6	794110	0265	3/11/2002	199999	Multiparcel Sale with Improved Parcel
6	794111	0035	10/21/2002	205000	Multiparcel Sale with Improved Parcel
6	794111	0055	10/28/2002	219950	Multiparcel Sale with Improved Parcel

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2002 to 12/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative model was chosen, entirely characteristics based. Continuous variables include baseland value, total living area, unfinished basement area (bsmt garage not included), and covered parking area (carports not included). Depreciation is accounted for with the inclusion of an age variable. Yes/No variables include, good condition, very good condition, 2 story homes, parcels with lots greater than 24,000 square feet, and variables for improvements of grades 6, 8, 9, and 10. There are only 10 properties in the population with improvements in fair condition (only one with a sale, a likely tear down) and they will be valued on a cost basis.

One location variable proving to be significant was neighborhood 4 with an upward adjustment. Twelve plats were tested for inclusion in the model and 4 of them yielded significant statistical results. They are Carlyle, Chateau Woods and Highlands, Sweetbriar, and Breakthrough.

The few properties with grades less than 6 will be valued primarily on a cost basis. There are currently 6 properties with grade 11 homes (5 of them new) and one grade 12 home. They will be valued using the available sales as well as sales from adjoining areas as comparables.

During the valuation phase it became apparent with additional analysis that six other plats needed adjustment. The plats are Watchwood Downs, Kamiakin Heights and Park, Kingsgate 18, Totem Estates, Dover Station, and Springbrook Lane. They are included as part of a supplemental value model.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

ESTIMATED MARKET VALUE EQUATION MULTIPLICATIVE MODEL AREA 73

$$R^2 = .896$$

BASE EMV MODEL

VARIABLES

TOTSQFTLIV

UNFINBSMT

IMP AGE

COVERED PARKING

GRADE

CONDITION = 4

CONDITION = 5

PLAT 1

PLAT 2

PLAT 3

PLAT 4

DEFINITIONS

Above ground living area and Finished Bsmt Area

Total Basement Area minus Finished Bsmt Area minus Bsmt Garage Area

of years between 2005 and year built or year renovated

Att Garage + Bsmt Garage + Det Garage

Building grade (construction quality)

Good condition

Very Good condition

Major = 138730 (Carlyle)

Major = 152920 and 153090 (Chateau Highlands and Woods)

Major = 815960 (Sweetbriar)

Major = 104900 and 104901 (Breakthrough)

FORMULA

CONSTANT		3.704371
+ YEAR 2004 BASE LAND VALUE	*	0.2601102
- IMP AGE	*	0.09444258
+ TOTSQFTLIVAREA	*	0.3067377
+ UNFINBSMT	*	0.02527848
+ COVERED PARKING AREA	*	0.009118811
- IF GRADE = 6, then	1 *	0.01434768
+ IF GRADE = 8, then	1 *	0.01451488
+ IF GRADE = 9, then	1 *	0.06616952
+ IF GRADE = 10, then	1 *	0.0779808
+ IF CONDITION = 4, then	1 *	0.02050484
+ IF CONDITION = 5, then	1 *	0.06558171
+ IF IN NEIGHBORHOOD 4, then	1 *	0.01619817

+ IF STORIES = 2, then	1 *	0.01374923
+ IF LOTSQFT > 24000, then	1 *	0.05535911
- IF IN PLAT 1, then	1 *	0.0189949
+ IF IN PLAT 2, then	1 *	0.01528023
- IF IN PLAT 3, then	1 *	0.03277417
- IF IN PLAT 4, then	1 *	0.0623958
THEN		= EXP(Sum of Above)*1000 = EMV
THEN, Truncate to nearest 1000		= TRUNC(EMV,-3)

EMV = TOTAL VALUE
 LAND VALUE = BASE LAND VALUE
 IMPROVEMENT VALUE = EMV - BASE LAND VALUE

EXCEPTION PARCELS, EMV = 0 if

Building Grade < 6 or > 10
 Number of Improvements > 1
 Condition = 1 (poor)
 % Complete < 95
 Obsolescence > 9
 Total EMV < Base Land Value
 Lot size < 850

Supplemental Value Model

Watchwood Downs – Major 919360:	select EMV x .98
Kamiakin Heights & Park – Majors 378650 & 378700	select EMV x 1.07
Kingsgate 18 – Major 387500:	select EMV x .966
Totem Estates – Major 866320:	select EMV x .985
Dover Station – Major 209580:	select EMV x .98
Springbrook Lane – Majors 794070 & 794071	select EMV x 1.06

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 73

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387631	1320	12/27/2002	203000	770	0	6	1969	3	10350	N	N	14442 129TH AV NE
5	387631	1330	12/10/2002	232000	770	770	6	1969	3	10120	N	N	14448 129TH AV NE
5	387631	1560	2/19/2003	237000	770	770	6	1969	3	7920	N	N	12855 NE 145TH PL
5	387631	0170	12/8/2003	259950	790	790	6	1969	5	10335	N	N	14116 126TH PL NE
5	387631	0950	4/8/2002	229000	850	260	6	1969	3	7208	N	N	14416 130TH AV NE
5	387631	1730	8/20/2003	222000	1000	0	6	1969	3	8268	N	N	14313 130TH AV NE
5	387631	1560	12/29/2003	242000	1080	0	6	1969	4	7140	N	N	12855 NE 145TH PL
5	320550	0010	6/2/2003	235000	1120	0	6	1962	4	6050	N	N	13204 121ST AV NE
5	320540	0470	1/16/2003	227900	1150	0	6	1962	4	10560	N	N	12012 NE 134TH PL
5	387631	0260	4/24/2003	234000	1150	0	6	1968	3	7350	N	N	12807 NE 141ST WY
5	894640	0180	6/24/2003	226000	1150	0	6	1970	5	5673	N	N	16760 128TH PL NE
5	387630	0910	7/30/2002	220000	1220	0	6	1969	3	7000	N	N	14150 123RD AV NE
5	025370	0140	5/20/2002	239750	1320	0	6	1936	5	10560	N	N	13266 NE 145TH PL
5	387630	0980	11/1/2003	229250	1360	0	6	1969	4	7370	N	N	12300 NE 142ND PL
5	162605	9169	3/24/2003	237000	1450	0	6	1970	3	5850	N	N	12417 NE 163RD PL
5	868050	0020	3/26/2002	249950	1770	0	6	1993	3	5246	N	N	15507 128TH CT NE
5	209580	0580	12/29/2003	283900	760	730	7	1973	4	11820	N	N	16515 118TH AV NE
5	153090	0480	7/30/2003	249000	770	640	7	1972	3	6510	N	N	14614 136TH PL NE
5	152920	0310	4/16/2003	240490	830	640	7	1971	4	7350	N	N	14802 137TH LN NE
5	209580	0570	8/21/2003	262500	850	250	7	1971	3	11820	N	N	11719 NE 166TH CT
5	209580	0630	5/19/2003	243000	870	820	7	1971	3	7210	N	N	11701 NE 165TH PL
5	209580	0670	8/12/2003	246400	870	600	7	1971	4	7210	N	N	11721 NE 165TH PL
5	328830	0150	11/20/2003	245000	890	380	7	1971	4	7220	N	N	14822 119TH PL NE
5	212605	9263	2/5/2003	237000	900	550	7	1970	3	7350	N	N	12032 NE 145TH ST
5	328810	0370	12/29/2003	274950	900	880	7	1972	4	6961	N	N	14401 119TH PL NE
5	701610	0050	4/4/2002	209000	900	0	7	1970	4	8000	N	N	11929 NE 151ST PL

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	815960	0170	3/13/2002	218500	910	0	7	1963	4	9750	N	N	13131 NE 138TH PL
5	815960	0190	4/2/2002	210550	910	0	7	1962	3	9750	N	N	13119 NE 138TH PL
5	815960	0200	2/12/2002	209950	910	0	7	1962	4	9675	N	N	13113 NE 138TH PL
5	815960	0210	12/17/2002	225950	910	0	7	1962	4	9675	N	N	13107 NE 138TH PL
5	815960	0460	5/27/2003	215000	940	0	7	1962	4	9625	N	N	13846 130TH PL NE
5	815960	0100	6/4/2003	215000	960	0	7	1972	4	7500	N	N	13872 131ST PL NE
5	815960	0350	9/24/2003	225000	960	0	7	1966	3	7275	N	N	13129 NE 139TH ST
5	212605	9263	12/16/2002	233000	970	630	7	1970	3	7560	N	N	12032 NE 145TH ST
5	387620	0970	7/30/2003	282000	970	290	7	1969	4	7050	N	N	14224 118TH PL NE
5	387631	1790	4/24/2002	218999	980	0	7	1971	4	8520	N	N	12716 NE 142ND CT
5	387631	3180	10/11/2002	218000	980	0	7	1970	3	8240	N	N	12808 NE 149TH ST
5	152920	0480	4/12/2002	200000	990	0	7	1967	3	10000	N	N	13450 NE 148TH ST
5	162605	9059	1/13/2003	218000	990	0	7	1967	3	6050	N	N	11601 NE 155TH ST
5	155251	0340	3/29/2002	228950	1010	530	7	1968	4	7500	N	N	16500 122ND AV NE
5	155251	0340	11/3/2003	290000	1010	480	7	1968	5	9200	N	N	16500 122ND AV NE
5	155251	0420	11/27/2002	236000	1010	440	7	1968	3	7375	N	N	12217 NE 168TH PL
5	183991	0210	9/22/2003	229950	1010	0	7	1968	3	5880	N	N	12301 NE 134TH ST
5	815960	0080	4/23/2003	258000	1010	350	7	1973	4	8000	N	N	13128 NE 139TH ST
5	209580	0310	1/11/2002	195000	1030	0	7	1970	3	7200	N	N	16920 118TH AV NE
5	255869	0050	4/28/2003	239000	1040	0	7	1976	3	6600	N	N	13320 127TH PL NE
5	320550	0340	10/14/2002	233500	1040	730	7	1976	3	5665	N	N	11911 NE 133RD PL
5	946670	0030	4/3/2002	230000	1040	190	7	1971	3	14300	N	N	16414 124TH CT NE
5	320550	0320	6/24/2002	248950	1050	530	7	1972	3	7000	N	N	13311 120TH AV NE
5	387682	0080	12/31/2003	276500	1050	360	7	1975	3	7314	N	N	12530 NE 154TH ST
5	815960	0050	1/30/2003	247000	1050	340	7	1977	3	10280	N	N	13106 NE 139TH PL
5	815960	0300	10/30/2002	254000	1050	420	7	1968	4	12900	N	N	13045 NE 139TH PL
5	104900	0740	12/2/2002	232000	1060	550	7	1972	3	3780	N	N	12306 NE 149TH CT
5	209580	0350	11/14/2002	256000	1060	0	7	1969	3	9120	N	N	16905 118TH AV NE
5	387600	0050	6/18/2003	263000	1060	370	7	1969	4	9559	N	N	13323 115TH AV NE
5	387620	1010	7/16/2002	248000	1060	410	7	1969	3	7840	N	N	11853 NE 142ND PL

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	255863	0030	11/5/2003	260000	1080	380	7	1975	3	8400	N	N	12817 NE 138TH CT
5	337430	0110	9/20/2002	255000	1080	440	7	1982	3	7332	N	N	13328 125TH AV NE
5	387610	0320	6/11/2003	249950	1080	440	7	1978	3	8642	N	N	13327 119TH AV NE
5	670660	0120	3/14/2002	237500	1080	420	7	1978	3	8755	N	N	12217 NE 139TH PL
5	701600	0010	12/17/2003	259000	1080	530	7	1976	3	6900	N	N	11623 NE 155TH ST
5	178930	0030	4/22/2003	243450	1090	450	7	1976	3	7500	N	N	12624 NE 140TH ST
5	259770	0020	5/22/2002	234000	1090	750	7	1976	3	7644	N	N	14413 120TH PL NE
5	320540	0150	9/16/2003	245000	1090	750	7	1976	3	7426	N	N	13426 121ST AV NE
5	328820	0070	4/9/2002	241700	1090	1050	7	1969	3	8500	N	N	11703 NE 144TH PL
5	701631	0330	12/12/2002	250000	1090	0	7	1976	3	5500	N	N	11811 NE 158TH ST
5	866320	0580	3/11/2002	236000	1090	380	7	1976	3	7930	N	N	16200 122ND AV NE
5	946590	0330	5/12/2003	274900	1090	430	7	1972	3	7875	N	N	12420 NE 162ND ST
5	946670	0170	10/2/2003	252577	1090	800	7	1972	3	16140	N	N	16336 124TH PL NE
5	320550	0030	11/19/2003	282500	1100	820	7	1972	4	8250	N	N	13216 121ST AV NE
5	320550	0070	4/24/2002	247000	1100	820	7	1972	4	7350	N	N	13316 121ST AV NE
5	387600	1610	7/17/2003	267750	1100	300	7	1975	4	5356	N	N	11610 NE 135TH ST
5	951320	0300	7/9/2003	246000	1100	620	7	1979	3	15364	N	N	12412 NE 169TH ST
5	387631	2340	2/4/2002	247500	1110	530	7	1974	4	7125	N	N	14713 125TH AV NE
5	701620	0440	11/12/2002	237400	1110	0	7	1985	4	7831	N	N	15611 118TH AV NE
5	209580	0160	5/22/2003	255000	1120	0	7	1968	3	7920	N	N	11818 NE 167TH ST
5	378700	0240	3/25/2003	267000	1120	950	7	1993	3	9681	N	N	14223 128TH PL NE
5	328830	0820	8/21/2003	239950	1130	0	7	1969	4	7680	N	N	11607 NE 148TH PL
5	387631	1390	4/30/2003	277000	1130	830	7	1974	3	10695	N	N	12941 NE 145TH PL
5	387631	2490	4/4/2002	249950	1130	790	7	1975	3	4440	N	N	14639 124TH PL NE
5	212605	9135	8/27/2002	236000	1140	530	7	1980	3	6720	N	N	14251 132ND AV NE
5	153090	0390	11/4/2002	207990	1150	0	7	1968	3	7210	N	N	13432 NE 148TH ST
5	209580	0560	8/21/2003	269600	1150	650	7	1969	3	7125	N	N	11713 NE 166TH CT
5	387631	0020	5/16/2002	259950	1150	430	7	1974	3	9680	N	N	12409 NE 141ST WY
5	866326	0290	3/3/2002	267000	1150	520	7	1994	3	7116	N	N	13321 122ND PL NE
5	255874	0070	12/4/2003	305000	1160	970	7	1972	4	7800	N	N	12712 NE 132ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	328810	0480	6/20/2003	248900	1160	570	7	1968	3	9520	N	N	11803 NE 144TH PL
5	387600	1970	1/14/2002	272950	1160	180	7	1970	3	16400	N	N	13721 116TH PL NE
5	387631	2040	11/26/2003	284500	1160	450	7	1976	3	7560	N	N	14145 126TH AV NE
5	387682	0290	11/19/2003	164280	1160	0	7	1972	3	1848	N	N	15324 127TH PL NE
5	387682	0300	2/25/2003	163500	1160	0	7	1972	3	1848	N	N	15400 127TH PL NE
5	701600	0690	12/16/2002	204500	1160	0	7	1970	3	10500	N	N	11636 NE 155TH ST
5	946590	0090	10/11/2002	274067	1160	740	7	1975	3	8784	N	N	16210 126TH AV NE
5	255873	0230	11/19/2002	259950	1170	890	7	1975	4	7252	N	N	12402 NE 136TH PL
5	387630	0740	10/10/2003	255000	1170	400	7	1968	3	7760	N	N	12117 NE 141ST PL
5	155251	0160	9/8/2002	215000	1180	0	7	1960	4	7202	N	N	16421 122ND CT NE
5	178930	0020	4/15/2002	265317	1180	0	7	1986	3	8634	N	N	12614 NE 140TH ST
5	328810	0420	8/1/2002	275000	1180	460	7	1968	3	8500	N	N	14437 119TH PL NE
5	328830	0420	7/19/2002	262250	1180	280	7	1987	3	7806	N	N	11604 NE 148TH PL
5	387600	1210	6/26/2003	284950	1180	440	7	1975	4	8255	N	N	13626 115TH AV NE
5	387600	1330	5/22/2002	218000	1180	0	7	1969	3	6120	N	N	13401 116TH AV NE
5	387620	1210	7/29/2002	255000	1180	330	7	1974	4	6750	N	N	11833 NE 142ND ST
5	387620	1330	4/24/2002	289950	1180	500	7	1980	4	7412	N	N	14027 118TH AV NE
5	387681	0180	5/20/2003	284000	1180	340	7	1967	3	7500	N	N	15705 126TH AV NE
5	866320	0560	8/26/2003	273950	1180	870	7	1977	4	9000	N	N	12216 NE 162ND ST
5	954290	0210	3/11/2002	280000	1180	440	7	1967	3	7300	N	N	12053 NE 137TH CT
5	255863	0300	12/3/2003	253000	1190	570	7	1968	3	8000	N	N	13926 129TH PL NE
5	255871	0030	9/26/2003	258499	1190	0	7	1969	4	9936	N	N	13218 130TH PL NE
5	328820	0810	1/7/2003	290000	1190	380	7	1976	4	8446	N	N	14063 117TH AV NE
5	387680	0350	6/6/2002	299950	1190	970	7	1994	3	7200	N	N	12418 NE 157TH ST
5	815960	0030	5/30/2002	259000	1190	340	7	1974	3	5700	N	N	13111 NE 139TH CT
5	866317	0050	4/17/2002	268000	1190	350	7	1976	4	6650	N	N	12822 NE 132ND ST
5	866320	0820	9/13/2002	269700	1190	350	7	1976	4	6650	N	N	12015 NE 161ST ST
5	946591	0190	3/5/2003	287500	1190	420	7	1994	3	16318	N	N	12542 NE 160TH PL
5	104901	0050	1/18/2002	245700	1200	380	7	1981	3	8140	N	N	15122 122ND CT NE
5	153090	0520	10/23/2003	238500	1200	0	7	1967	4	7000	N	N	13433 NE 146TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	255870	0140	3/11/2003	275000	1200	0	7	1969	4	7210	N	N	13305 127TH PL NE
5	320540	0300	1/15/2002	219850	1200	0	7	1975	3	7236	N	N	12010 NE 136TH PL
5	320540	0310	8/11/2003	243000	1200	0	7	1975	4	8560	N	N	12004 NE 136TH PL
5	320550	0350	11/20/2003	285000	1200	820	7	1969	3	7210	N	N	11915 NE 133RD PL
5	387600	1720	4/17/2002	265000	1200	120	7	1969	4	7488	N	N	13623 117TH AV NE
5	387631	0690	3/20/2003	252000	1200	0	7	1969	4	7350	N	N	14266 130TH PL NE
5	815960	0090	6/20/2002	256200	1200	940	7	1973	3	15840	N	N	13878 131ST PL NE
5	815960	0150	5/15/2002	240500	1200	0	7	1962	4	9660	N	N	13143 NE 138TH PL
5	866326	0020	9/23/2002	300000	1200	420	7	1994	3	6780	N	N	13210 122ND PL NE
5	255864	0010	5/2/2003	239950	1210	0	7	1969	3	7210	N	N	12715 NE 136TH ST
5	320540	0120	8/8/2003	270000	1210	0	7	1979	4	6825	N	N	13411 121ST AV NE
5	387610	0640	5/24/2002	226000	1210	370	7	1969	3	7080	N	N	13854 119TH AV NE
5	954290	0180	12/17/2002	332500	1210	460	7	1973	3	41817	N	N	12058 NE 137TH CT
5	183991	0030	11/6/2003	264950	1220	500	7	1974	3	7820	N	N	12228 NE 136TH PL
5	183992	0030	6/12/2003	299950	1220	600	7	1972	4	11000	N	N	13805 121ST AV NE
5	255873	0090	2/14/2002	235750	1220	0	7	1968	4	8500	N	N	12445 NE 136TH PL
5	328810	0460	2/20/2003	268500	1220	950	7	1976	3	7000	N	N	11815 NE 144TH PL
5	387631	3330	12/16/2002	209500	1220	0	7	1970	3	7500	N	N	12444 NE 149TH ST
5	815960	0320	8/23/2002	237400	1220	0	7	1966	4	7200	N	N	13109 NE 139TH ST
5	815960	0330	8/28/2003	247500	1220	0	7	1966	4	7200	N	N	13115 NE 139TH ST
5	815960	0390	2/15/2002	213500	1220	0	7	1966	3	7220	N	N	13138 NE 138TH PL
5	919360	0010	11/19/2003	288800	1220	480	7	1969	4	7210	N	N	12126 NE 170TH PL
5	152920	0250	9/17/2002	240000	1230	0	7	1963	4	9750	N	N	14632 138TH AV NE
5	153090	0310	8/19/2002	229000	1230	0	7	1970	4	7844	N	N	14700 134TH CT NE
5	328820	0690	12/1/2003	307500	1230	410	7	1976	4	8610	N	N	14237 117TH AV NE
5	387600	0180	3/4/2003	282750	1230	420	7	1972	4	7272	N	N	13625 115TH AV NE
5	387620	1420	2/8/2002	235000	1230	620	7	1974	3	8500	N	N	11815 NE 141ST ST
5	387631	0010	10/28/2002	242000	1230	0	7	1974	3	7350	N	N	12403 NE 141ST WY
5	866320	0460	3/24/2003	295000	1230	870	7	1977	3	8000	N	N	12207 NE 162ND ST
5	183992	0170	7/2/2003	278000	1240	580	7	1974	4	7600	N	N	13814 121ST AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387600	0450	3/24/2003	252500	1240	790	7	1975	3	8700	N	N	11517 NE 139TH PL
5	387600	0780	7/11/2003	259950	1240	620	7	1975	3	7200	N	N	13720 117TH AV NE
5	387631	3070	11/27/2002	269950	1240	740	7	1974	4	6958	N	N	14609 128TH AV NE
5	866320	0310	11/27/2002	316000	1240	860	7	1975	4	6500	N	N	12129 NE 162ND PL
5	866337	0090	10/23/2002	281000	1240	360	7	1978	3	7770	N	N	12244 NE 133RD PL
5	934850	0300	8/19/2003	282000	1240	860	7	1978	3	8505	N	N	16408 121ST AV NE
5	951320	0150	1/9/2002	238000	1240	920	7	1977	3	7280	N	N	16720 126TH AV NE
5	951320	0180	10/22/2003	274950	1240	860	7	1977	3	13275	N	N	16816 126TH AV NE
5	103645	0450	9/17/2003	312000	1250	550	7	1975	4	5700	N	N	13236 120TH AV NE
5	212605	9259	6/10/2002	251000	1250	0	7	1970	4	7110	N	N	13104 NE 133RD CT
5	255871	0130	12/24/2002	300000	1250	430	7	1962	4	9900	N	N	12932 NE 133RD PL
5	327500	0180	5/20/2003	255000	1250	0	7	1968	4	8500	N	N	13939 127TH PL NE
5	638620	0070	8/1/2003	252500	1250	220	7	1969	3	9250	N	N	13025 NE 137TH PL
5	815960	0290	4/25/2003	238000	1250	0	7	1965	3	10125	N	N	13858 130TH PL NE
5	023450	0020	7/26/2003	256500	1260	0	7	1970	4	7200	N	N	13108 NE 145TH PL
5	025370	0050	4/22/2003	299950	1260	430	7	1977	3	8000	N	N	13221 NE 145TH PL
5	209580	0180	12/15/2003	245000	1260	0	7	1971	3	7200	N	N	11806 NE 167TH ST
5	209580	0440	4/9/2003	276500	1260	380	7	1973	3	6864	N	N	11707 NE 168TH CT
5	387630	1000	5/2/2002	279950	1260	560	7	1974	3	3745	N	N	12228 NE 142ND PL
5	701620	0110	4/12/2002	257000	1260	760	7	1969	3	13685	N	N	15612 119TH AV NE
5	025370	0220	3/4/2003	206000	1270	0	7	1972	3	6760	N	N	14525 132ND CT NE
5	209580	0170	10/8/2003	280000	1270	0	7	1969	3	10080	N	N	11812 NE 167TH ST
5	328830	0750	8/26/2002	240000	1270	0	7	1969	4	7200	N	N	14827 116TH PL NE
5	387680	0480	2/6/2002	230950	1270	0	7	1969	4	16095	N	N	12558 NE 156TH ST
5	255872	0020	12/12/2003	270000	1280	0	7	1971	4	8000	N	N	12415 NE 134TH PL
5	320550	0020	5/8/2002	235000	1280	0	7	1972	4	6936	N	N	13210 121ST AV NE
5	378650	0030	9/17/2003	269000	1280	0	7	1965	3	8132	N	N	12825 NE 140TH CT
5	103645	0110	8/30/2002	284000	1290	830	7	1975	3	5175	N	N	13231 119TH AV NE
5	155252	0050	7/5/2002	214950	1290	0	7	1968	3	8925	N	N	16906 123RD PL NE
5	162605	9052	4/25/2003	231000	1290	0	7	1976	3	4650	N	N	16427 124TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	162605	9111	10/23/2003	246150	1290	0	7	1976	3	7875	N	N	12918 NE 151ST ST
5	183991	0530	5/19/2003	227500	1290	0	7	1967	4	6800	N	N	12243 NE 136TH PL
5	212605	9227	6/26/2002	206000	1290	0	7	1976	3	7350	N	N	14422 121ST PL NE
5	255866	0040	10/16/2003	235000	1290	0	7	1976	3	7600	N	N	12824 NE 135TH ST
5	255866	0150	3/22/2003	244500	1290	0	7	1969	3	9000	N	N	12817 NE 134TH PL
5	255867	0340	2/4/2003	224900	1290	0	7	1976	3	7373	N	N	12944 NE 136TH PL
5	255870	0080	11/25/2002	225000	1290	0	7	1976	3	7035	N	N	12633 NE 133RD PL
5	328820	0630	8/25/2003	225000	1290	0	7	1976	3	7300	N	N	14329 117TH AV NE
5	866320	0810	1/3/2003	235000	1290	0	7	1976	3	6380	N	N	12018 NE 161ST ST
5	155250	0180	2/11/2003	290000	1300	1030	7	1984	4	10172	N	N	12114 NE 169TH ST
5	183991	0200	9/11/2002	260000	1300	0	7	1968	3	8500	N	N	12211 NE 134TH ST
5	387600	2070	4/8/2003	260000	1300	440	7	1974	3	4950	N	N	13714 116TH AV NE
5	701620	0220	3/21/2003	247000	1300	440	7	1976	3	8330	N	N	11823 NE 156TH ST
5	815960	0020	3/29/2002	290000	1300	700	7	1968	4	8925	N	N	13117 NE 139TH CT
5	104901	0820	6/19/2002	179000	1310	0	7	1973	3	2150	N	N	12217 NE 148TH CT
5	209580	0220	6/19/2002	245000	1310	0	7	1971	3	7200	N	N	16806 118TH AV NE
5	387680	0400	5/30/2003	275000	1310	700	7	1986	3	5452	N	N	15618 125TH PL NE
5	815960	0360	10/29/2002	244000	1310	0	7	1966	4	8370	N	N	13135 NE 139TH ST
5	815960	0440	5/13/2003	247500	1310	0	7	1962	3	10125	N	N	13108 NE 138TH PL
5	815960	0450	5/16/2003	271000	1310	0	7	1962	4	9775	N	N	13044 NE 138TH PL
5	104901	0380	9/9/2003	296000	1320	870	7	1968	3	7350	N	N	12117 NE 149TH ST
5	815960	0040	12/11/2002	226000	1320	200	7	1969	3	7950	N	N	13105 NE 139TH CT
5	815960	0470	7/2/2003	250000	1320	0	7	1962	4	7650	N	N	13852 130TH PL NE
5	092720	0330	12/13/2002	263500	1330	800	7	1969	4	9690	N	N	12502 NE 140TH ST
5	255873	0050	7/15/2003	245000	1330	0	7	1975	3	7800	N	N	13538 124TH CT NE
5	320540	0350	11/17/2003	249900	1330	0	7	1976	3	7650	N	N	13600 120TH AV NE
5	815960	0010	8/6/2002	319900	1330	860	7	1976	4	8560	N	N	13123 NE 139TH CT
5	815960	0430	4/5/2002	232000	1330	0	7	1965	3	8100	N	N	13114 NE 138TH PL
5	954290	0100	11/25/2003	320000	1330	800	7	1967	3	7500	N	N	12112 NE 137TH PL
5	103645	0060	9/17/2003	334950	1340	1210	7	1968	3	9900	N	N	11921 NE 132ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387600	1370	6/17/2003	282500	1340	650	7	1972	4	6825	N	N	11612 NE 133RD ST
5	815960	0410	7/24/2003	228500	1340	0	7	1965	3	8500	N	N	13126 NE 138TH PL
5	103645	0070	10/10/2003	329950	1350	700	7	1967	4	8030	N	N	11915 NE 132ND PL
5	104900	0860	3/11/2003	220000	1360	0	7	1973	3	3905	N	N	12315 NE 150TH CT
5	387620	0460	12/11/2003	289000	1360	440	7	1979	3	7200	N	N	14261 120TH PL NE
5	815960	0340	9/12/2002	232265	1360	0	7	1966	3	7178	N	N	13121 NE 139TH ST
5	387648	0140	7/22/2002	256000	1360	930	7	1979	3	7560	N	N	12918 NE 146TH PL
5	255865	0020	3/10/2003	275000	1370	710	7	1979	3	10000	N	N	13512 129TH PL NE
5	387620	1360	9/5/2003	281000	1370	650	7	1985	3	8851	N	N	14003 118TH AV NE
5	328830	0090	5/9/2002	277500	1380	500	7	1978	4	7930	N	N	11915 NE 148TH ST
5	337520	0050	3/14/2002	229000	1380	0	7	1972	3	7150	N	N	12307 NE 165TH ST
5	387600	2050	10/21/2003	312000	1380	400	7	1980	3	7200	N	N	13806 116TH AV NE
5	387600	2152	2/19/2002	236000	1380	0	7	1987	3	7908	N	N	13300 117TH AV NE
5	387631	2880	8/28/2002	283000	1380	410	7	1984	3	6558	N	N	14625 127TH AV NE
5	387680	0710	10/21/2002	297000	1380	410	7	1986	3	5790	N	N	15671 126TH AV NE
5	815960	0180	1/16/2002	247500	1380	0	7	1963	4	9750	N	N	13125 NE 138TH PL
5	946590	0130	8/21/2003	273000	1380	300	7	1975	3	9135	N	N	12517 NE 162ND ST
5	103645	0090	6/13/2003	319000	1390	1210	7	1969	3	10800	N	N	11903 NE 132ND PL
5	328820	0990	5/16/2002	249000	1390	0	7	1987	3	7778	N	N	14076 117TH PL NE
5	387631	1870	6/18/2003	308000	1390	640	7	1974	3	5500	N	N	14137 128TH AV NE
5	815960	0370	10/7/2002	224950	1390	0	7	1966	3	7440	N	N	13141 NE 139TH ST
5	934850	0200	10/14/2002	260000	1390	430	7	1978	3	8190	N	N	12218 NE 164TH ST
5	103645	0080	11/7/2002	294000	1400	700	7	1976	3	7752	N	N	11909 NE 132ND PL
5	815960	0400	9/26/2003	229000	1400	0	7	1965	3	7920	N	N	13132 NE 138TH PL
5	815960	0420	10/16/2002	234000	1420	0	7	1965	3	6900	N	N	13120 NE 138TH PL
5	866317	0160	1/28/2002	265000	1420	650	7	1975	3	7245	N	N	12727 NE 133RD PL
5	103645	0400	6/19/2002	278670	1430	900	7	1977	4	8100	N	N	12008 120TH AV NE
5	638620	0140	1/10/2002	262000	1430	500	7	1976	3	6825	N	N	13006 NE 137TH PL
5	701600	0180	3/10/2003	232950	1430	0	7	1964	4	9583	N	N	15001 116TH PL NE
5	815960	0060	5/17/2003	251500	1430	0	7	1969	3	9975	N	N	13112 NE 139TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	815960	0070	4/2/2002	284000	1430	0	7	1969	4	7995	N	N	13118 NE 139TH ST
5	103645	0470	12/11/2002	250000	1440	0	7	1975	4	9200	N	N	13224 120TH AV NE
5	328810	0710	8/19/2003	275000	1440	0	7	1978	3	9000	N	N	11821 NE 143RD ST
5	328830	0950	4/15/2002	260000	1440	810	7	1968	4	7178	N	N	14801 119TH AV NE
5	387600	0540	12/17/2002	273000	1440	470	7	1978	4	8125	N	N	13716 115TH AV NE
5	701620	0180	9/11/2002	285000	1440	600	7	1975	3	6500	N	N	11822 NE 156TH ST
5	162605	9169	5/8/2003	282000	1460	0	7	1968	4	8700	N	N	12417 NE 163RD PL
5	255869	0070	12/30/2003	291000	1460	450	7	1975	3	12325	N	N	12707 NE 135TH ST
5	387600	0100	10/9/2003	264000	1460	0	7	1967	3	7400	N	N	13503 115TH AV NE
5	387600	1500	3/26/2003	319950	1460	620	7	1973	4	8040	N	N	11611 NE 135TH ST
5	387620	0060	4/19/2002	279950	1460	630	7	1974	4	6700	N	N	14104 119TH AV NE
5	387631	3150	4/21/2003	285000	1460	630	7	1975	3	4500	N	N	14644 128TH AV NE
5	866326	0120	2/7/2003	288500	1460	600	7	1977	3	8050	N	N	13352 122ND PL NE
5	951320	0090	7/30/2003	315000	1470	1300	7	1975	4	9694	N	N	12516 NE 168TH CT
5	103645	0120	10/20/2003	320000	1480	810	7	1978	3	6300	N	N	13237 119TH AV NE
5	153090	0170	6/18/2003	259001	1480	0	7	1961	4	10625	N	N	14613 135TH CT NE
5	815960	0140	2/26/2002	248000	1480	0	7	1962	4	9660	N	N	13149 NE 138TH PL
5	387620	1090	9/5/2003	271000	1490	540	7	1975	3	6000	N	N	11828 NE 142ND ST
5	387630	0190	9/29/2003	340000	1490	650	7	1974	4	12285	N	N	13906 121ST AV NE
5	025500	0290	4/2/2002	224750	1500	0	7	1966	4	9990	N	N	16507 126TH AV NE
5	378650	0100	7/17/2003	314000	1500	800	7	1966	4	14186	N	N	12839 NE 141ST CT
5	951320	0170	8/7/2002	319000	1500	1120	7	1977	4	8250	N	N	16810 126TH AV NE
5	152920	0090	5/20/2002	260000	1510	0	7	1989	3	7146	N	N	13625 NE 146TH LN
5	255866	0320	9/2/2003	288500	1510	910	7	1974	3	6400	N	N	13414 129TH PL NE
5	327500	0130	9/23/2003	263500	1510	450	7	1976	3	7505	N	N	13901 127TH PL NE
5	328820	0120	6/3/2003	288900	1510	460	7	1968	3	7875	N	N	14324 117TH AV NE
5	328830	0500	1/10/2002	230000	1510	0	7	1972	3	7150	N	N	14813 117TH PL NE
5	387631	1640	6/19/2003	242000	1510	0	7	1973	3	7840	N	N	12807 NE 144TH WY
5	387680	0320	2/19/2002	255750	1510	0	7	1977	4	8000	N	N	12636 NE 157TH ST
5	946590	0430	3/19/2003	306000	1520	990	7	1975	4	8670	N	N	16217 126TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	255861	0290	6/18/2003	248000	1540	0	7	1968	3	7200	N	N	13822 127TH AV NE
5	701631	0350	8/22/2002	250000	1540	0	7	1977	3	10209	N	N	11825 NE 158TH ST
5	815960	0160	2/18/2003	240000	1540	0	7	1962	4	10120	N	N	13137 NE 138TH PL
5	387631	2010	9/26/2003	285000	1560	0	7	1967	4	8775	N	N	12604 NE 142ND ST
5	387681	0050	3/28/2002	244300	1560	0	7	1967	4	8700	N	N	15714 126TH PL NE
5	815960	0310	5/23/2002	229950	1560	0	7	1965	3	7200	N	N	13103 NE 139TH PL
5	946591	0410	6/3/2003	239900	1560	0	7	1967	4	8466	N	N	16006 124TH AV NE
5	255860	0060	12/2/2002	253000	1570	0	7	1977	4	9100	N	N	12507 NE 137TH PL
5	387610	0410	7/14/2003	248400	1580	0	7	1973	3	8170	N	N	13422 118TH AV NE
5	387682	0310	5/9/2002	190000	1580	0	7	1972	3	2268	N	N	15406 127TH PL NE
5	866320	0490	11/17/2003	250000	1580	0	7	1977	3	12000	N	N	12309 NE 162ND ST
5	337430	0120	7/25/2002	287500	1590	0	7	1978	4	6696	N	N	13323 125TH AV NE
5	378650	0020	10/24/2002	260000	1590	0	7	1978	4	7840	N	N	12831 NE 140TH CT
5	387610	0840	5/10/2003	257000	1590	0	7	1973	3	7380	N	N	11809 NE 138TH ST
5	255861	0040	4/11/2002	270000	1600	930	7	1979	3	9500	N	N	13545 127TH AV NE
5	255874	0050	9/20/2002	249900	1600	0	7	1969	3	7800	N	N	12724 NE 132ND PL
5	328820	0870	5/20/2003	269000	1600	0	7	1986	3	7855	N	N	14019 117TH PL NE
5	387631	1990	5/16/2003	293750	1600	810	7	1978	3	7600	N	N	12614 NE 142ND ST
5	387649	0080	7/12/2002	279950	1600	680	7	1976	3	8500	N	N	12816 NE 149TH ST
5	701600	0410	7/11/2003	298500	1600	680	7	1976	4	8925	N	N	15209 117TH PL NE
5	701631	0360	4/16/2003	280000	1600	810	7	1977	3	9025	N	N	11826 NE 158TH ST
5	092720	0220	9/6/2002	275000	1610	0	7	1989	3	8352	N	N	14117 125TH PL NE
5	153090	0440	9/18/2003	280000	1610	0	7	1966	4	9000	N	N	13514 NE 148TH ST
5	387630	0370	2/6/2003	267500	1610	0	7	1994	3	3710	N	N	12236 NE 140TH ST
5	701600	0150	7/23/2002	305000	1630	0	7	1994	3	9367	N	N	15015 116TH PL NE
5	328830	1010	1/23/2003	267000	1640	0	7	1965	4	8000	N	N	11820 NE 145TH ST
5	255862	0050	11/18/2002	258950	1650	0	7	1966	4	7475	N	N	13843 127TH AV NE
5	387620	0130	8/26/2003	289950	1650	0	7	1966	4	8925	N	N	11911 NE 142ND PL
5	103645	0220	8/26/2003	254950	1660	0	7	1966	3	7500	N	N	11948 NE 132ND LN
5	866320	0410	11/13/2002	264000	1660	0	7	1966	3	7000	N	N	16102 122ND PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	934850	0480	5/22/2002	261000	1660	0	7	1966	3	7000	N	N	12134 NE 166TH PL
5	387631	0930	2/18/2003	257000	1670	0	7	1976	3	7884	N	N	14408 130TH AV NE
5	387631	2820	10/17/2002	298450	1680	1160	7	1976	4	7480	N	N	12513 NE 148TH ST
5	153090	0250	9/27/2002	290000	1690	0	7	1968	3	7210	N	N	13515 NE 148TH ST
5	866320	0800	10/17/2002	295000	1690	0	7	1994	3	8851	N	N	12022 NE 161ST ST
5	866320	0850	12/5/2003	300000	1690	0	7	1994	3	8851	N	N	12031 NE 161ST ST
5	155251	0490	8/28/2002	239950	1700	0	7	1968	3	7280	N	N	12226 NE 168TH PL
5	387610	0170	5/20/2003	255000	1700	0	7	1976	4	7250	N	N	13334 119TH AV NE
5	328830	0760	5/15/2003	338000	1710	800	7	1969	4	7565	N	N	14821 116TH PL NE
5	103645	0110	12/4/2003	269950	1720	0	7	1976	3	9300	N	N	13231 119TH AV NE
5	104900	0870	9/4/2003	189950	1720	0	7	1973	3	1978	N	N	12317 NE 150TH CT
5	104901	0490	7/29/2002	193950	1720	0	7	1973	3	1886	N	N	14707 121ST CT NE
5	387680	0230	7/8/2003	289500	1720	0	7	1994	3	10071	N	N	15504 127TH PL NE
5	328830	0120	9/5/2002	273000	1730	0	7	1988	3	8826	N	N	14804 119TH PL NE
5	378700	0080	9/5/2002	273000	1730	0	7	1988	3	8826	N	N	14102 129TH AV NE
5	387682	0200	9/26/2003	239950	1730	0	7	1972	3	4841	N	N	12517 NE 154TH ST
5	212605	9228	9/24/2003	298000	1740	0	7	1971	5	7210	N	N	12617 NE 140TH ST
5	328820	0990	5/21/2003	295000	1740	0	7	1987	3	9814	N	N	14076 117TH PL NE
5	866326	0380	12/15/2003	385000	1750	890	7	1977	5	8050	N	N	12145 NE 134TH CT
5	387610	0290	9/17/2003	290000	1770	0	7	1979	3	8190	N	N	13505 119TH AV NE
5	638620	0150	6/17/2002	314000	1770	0	7	1994	3	7728	N	N	13010 NE 137TH PL
5	866326	0400	3/25/2002	308000	1770	0	7	1994	3	6969	N	N	12153 NE 134TH CT
5	387610	0340	5/7/2002	280000	1780	530	7	1970	3	6500	N	N	13311 119TH AV NE
5	701620	0100	11/20/2002	252000	1780	0	7	1979	3	13939	N	N	15606 119TH AV NE
5	815960	0130	1/30/2003	247000	1780	0	7	1962	3	9660	N	N	13854 131ST PL NE
5	946590	0380	10/9/2003	320000	1780	580	7	1969	4	6840	N	N	12470 NE 162ND ST
5	209580	0510	4/24/2003	270000	1790	0	7	1969	3	7125	N	N	11706 NE 166TH CT
5	387620	0070	9/10/2003	289000	1800	0	7	1965	4	8450	N	N	14112 119TH AV NE
5	153090	0090	5/1/2003	239500	1810	0	7	1966	3	7200	N	N	13337 NE 147TH PL
5	638620	0170	7/24/2003	330000	1820	0	7	1994	3	9490	N	N	13020 NE 137TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	212605	9273	7/25/2003	297000	1840	0	7	1965	3	7300	N	N	12625 NE 140TH ST
5	701600	0310	8/5/2003	290000	1860	0	7	1976	3	6860	N	N	15206 117TH PL NE
5	387620	0770	8/26/2002	267500	1870	770	7	1973	3	6560	N	N	14267 121ST AV NE
5	255870	0130	8/24/2002	279500	1880	0	7	1975	4	17859	N	N	13304 127TH PL NE
5	815960	0380	2/23/2002	246000	1880	0	7	1966	3	7650	N	N	13142 NE 138TH PL
5	328830	1300	8/7/2003	314500	1900	0	7	1976	4	7350	N	N	11620 NE 144TH PL
5	387680	0420	7/17/2003	287000	1900	0	7	1986	3	16892	N	N	12508 NE 156TH ST
5	387600	1900	6/3/2003	286000	1910	0	7	1972	3	8512	N	N	11612 NE 136TH ST
5	670660	0080	12/12/2003	299990	1910	0	7	1975	3	8400	N	N	12202 NE 139TH PL
5	387620	1500	9/30/2003	320000	1930	0	7	1974	4	8928	N	N	11832 NE 140TH ST
5	946591	0020	5/1/2003	280000	1960	0	7	1968	3	6048	N	N	12407 NE 160TH ST
5	320550	0240	10/25/2002	300000	1970	0	7	1985	3	5945	N	N	12012 NE 133RD PL
5	212605	9139	9/10/2003	280000	2080	0	7	1977	3	7236	N	N	13122 NE 137TH PL
5	670660	0170	10/17/2003	266400	2090	0	7	1976	3	7200	N	N	12226 NE 138TH PL
5	387600	1360	4/9/2003	289000	2160	0	7	1966	4	7875	N	N	11604 NE 133RD ST
5	255869	0190	11/20/2002	375000	2190	970	7	1960	5	10587	N	N	12528 NE 134TH PL
5	387682	0070	2/5/2003	305000	2270	0	7	1977	3	4224	N	N	12600 NE 154TH ST
5	387680	0150	8/28/2003	330000	2490	0	7	1984	3	9169	N	N	12525 NE 156TH ST
5	387610	0460	1/18/2002	340000	2650	0	7	1966	3	7875	N	N	13526 118TH AV NE
5	946590	0480	4/15/2002	365000	3050	0	7	1972	4	11094	N	N	12500 NE 163RD ST
5	387620	0670	8/29/2003	349900	3190	0	7	1973	4	10872	N	N	14254 121ST AV NE
5	387600	2000	1/11/2003	310000	3240	0	7	1971	4	8500	N	N	13815 116TH PL NE
5	328820	0480	7/7/2003	295500	1040	600	8	1983	3	11310	N	N	11709 NE 141ST PL
5	946591	0230	4/23/2003	252500	1110	500	8	1969	4	7875	N	N	12520 NE 160TH PL
5	255869	0210	8/14/2003	280000	1130	750	8	1977	4	7236	N	N	12512 NE 134TH PL
5	328830	0880	5/19/2003	284000	1190	730	8	1975	3	7208	N	N	11707 NE 148TH PL
5	025370	0090	10/1/2003	291950	1200	0	8	1984	3	7207	N	N	13243 NE 145TH PL
5	328820	0370	9/17/2003	326000	1210	520	8	1983	4	10558	N	N	11725 NE 141ST ST
5	387631	0620	12/6/2002	338500	1210	920	8	1994	3	3500	N	N	13003 NE 143RD ST
5	387681	0110	11/7/2003	257500	1250	510	8	1978	3	12350	N	N	15704 126TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	104153	0070	3/11/2003	286900	1290	390	8	1985	3	7560	N	N	13121 NE 133RD CT
5	103645	0270	5/8/2002	334100	1300	1000	8	1979	3	6045	N	N	13228 119TH AV NE
5	946591	0070	9/10/2003	283000	1300	670	8	1969	4	7875	N	N	12457 NE 160TH ST
5	155251	0460	12/3/2003	280000	1320	1320	8	1966	3	9800	N	N	16720 122ND AV NE
5	387600	2010	12/10/2002	251000	1340	0	8	1976	3	7200	N	N	11617 NE 139TH ST
5	815960	0120	12/20/2002	309000	1350	720	8	1994	3	7213	N	N	13860 131ST PL NE
5	701610	0520	5/5/2003	334000	1360	800	8	1992	3	8632	N	N	11728 NE 150TH PL
5	387681	0120	6/21/2003	289000	1370	980	8	1978	4	6000	N	N	15712 126TH AV NE
5	382550	0050	12/9/2003	290000	1390	490	8	1981	3	7200	N	N	16826 119TH PL NE
5	259770	0150	9/3/2003	270000	1400	0	8	1967	4	9048	N	N	14430 120TH PL NE
5	328830	0320	12/5/2003	255000	1400	0	8	1968	3	11850	N	N	11748 NE 148TH PL
5	387648	0280	5/3/2002	259000	1420	0	8	1987	3	3500	N	N	12920 NE 147TH PL
5	387681	0130	7/29/2003	280000	1420	720	8	1978	4	7138	N	N	15720 126TH AV NE
5	025370	0100	12/8/2003	289000	1450	0	8	1982	4	6943	N	N	13247 NE 145TH PL
5	328810	0470	8/26/2002	267500	1460	600	8	1968	4	7910	N	N	11809 NE 144TH PL
5	328830	1350	3/26/2002	296500	1460	620	8	1976	4	8190	N	N	11625 NE 145TH ST
5	371550	0230	6/13/2002	300000	1460	620	8	1976	4	8400	N	N	13817 125TH AV NE
5	387631	0840	3/28/2002	323000	1460	1300	8	1980	3	12573	N	N	14310 130TH PL NE
5	387631	0860	4/22/2002	338500	1470	730	8	1989	3	9156	N	N	14315 130TH PL NE
5	387631	1260	6/23/2003	322000	1470	730	8	1988	3	4791	N	N	14441 129TH PL NE
5	387631	2810	6/18/2003	267000	1470	0	8	1990	3	3710	N	N	12505 NE 148TH ST
5	371550	0130	2/4/2002	251450	1480	0	8	1975	4	9600	N	N	12514 NE 138TH PL
5	946670	0230	6/26/2002	312000	1490	540	8	1975	4	10586	N	N	16327 124TH PL NE
5	387600	0210	3/24/2003	300000	1500	1200	8	1966	3	7500	N	N	13709 115TH AV NE
5	387620	1440	4/25/2003	345050	1500	960	8	1966	4	9975	N	N	11830 NE 140TH PL
5	934610	0110	4/9/2003	316000	1500	750	8	1968	3	7210	N	N	16320 123RD PL NE
5	387631	3380	1/24/2002	314000	1520	710	8	1990	3	4060	N	N	12410 NE 149TH ST
5	387648	0020	8/27/2003	335000	1520	710	8	1988	3	3710	N	N	14526 129TH AV NE
5	155250	0080	12/17/2003	285000	1530	0	8	1979	3	7575	N	N	12229 NE 169TH ST
5	255864	0090	10/25/2002	290000	1540	740	8	1966	4	7210	N	N	12825 NE 136TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	255869	0040	4/11/2002	410000	1560	0	8	1961	5	43995	N	N	13321 127TH PL NE
5	946670	0290	2/25/2003	300000	1560	1330	8	1973	3	6825	N	N	12439 NE 163RD CT
5	946670	0310	4/23/2003	315000	1560	690	8	1973	4	15750	N	N	12447 NE 163RD CT
5	866337	0030	11/8/2002	296000	1580	660	8	1975	4	7875	N	N	12249 NE 133RD PL
5	815960	0110	1/23/2002	267000	1590	0	8	1994	3	7201	N	N	13866 131ST PL NE
5	025500	0100	5/6/2002	292500	1630	420	8	1988	3	4500	N	N	16639 126TH AV NE
5	255866	0340	2/27/2002	290000	1630	470	8	1988	3	5986	N	N	13426 129TH PL NE
5	387610	1030	10/10/2003	260950	1630	0	8	1966	4	7500	N	N	11722 NE 134TH ST
5	025370	0110	6/18/2003	282000	1640	0	8	1985	3	7462	N	N	13253 NE 145TH PL
5	025500	0020	4/1/2003	289000	1650	530	8	1987	3	5333	N	N	12518 NE 167TH PL
5	387682	0130	1/3/2002	250000	1660	0	8	1984	3	7546	N	N	12504 NE 154TH ST
5	387600	0020	10/28/2003	255950	1670	0	8	1968	4	7200	N	N	13305 115TH AV NE
5	387631	1910	11/20/2002	265000	1670	0	8	1971	3	8400	N	N	12618 NE 141ST WY
5	387631	2500	5/24/2002	285000	1690	0	8	1986	3	3500	N	N	14631 124TH PL NE
5	104900	0170	3/15/2002	259950	1730	220	8	1966	4	7600	N	N	15012 122ND PL NE
5	387682	0100	12/10/2003	293000	1760	0	8	1985	3	8066	N	N	12520 NE 154TH ST
5	155251	0090	7/1/2002	290000	1770	0	8	1982	4	10890	N	N	16723 122ND AV NE
5	328830	1050	10/28/2003	350000	1780	1080	8	1968	4	8000	N	N	11736 NE 145TH ST
5	378700	0300	4/15/2002	267195	1780	0	8	1980	3	7506	N	N	14143 129TH AV NE
5	103645	0210	4/11/2003	335000	1800	1270	8	1965	4	11061	N	N	11942 NE 132ND LN
5	255865	0070	7/25/2003	322000	1800	900	8	1965	4	8960	N	N	13009 NE 136TH ST
5	320540	0040	12/12/2002	339000	1800	1250	8	1967	4	8208	N	N	13509 120TH AV NE
5	328830	0180	3/12/2003	275000	1800	0	8	1968	3	7350	N	N	14840 119TH PL NE
5	387620	1390	5/16/2003	279900	1800	0	8	1966	3	7920	N	N	14032 118TH AV NE
5	387631	0290	2/13/2003	294000	1800	1250	8	1966	3	7722	N	N	12806 NE 141ST WY
5	866331	0050	8/29/2002	285000	1800	0	8	1966	4	8500	N	N	13912 126TH AV NE
5	104901	0730	3/12/2003	305000	1810	0	8	1988	3	5426	N	N	14709 122ND PL NE
5	103645	0170	9/24/2002	256250	1840	350	8	1965	3	8850	N	N	11918 NE 132ND LN
5	255867	0130	12/3/2002	264000	1840	0	8	1966	4	8550	N	N	13113 NE 135TH ST
5	255872	0130	5/13/2003	283500	1840	0	8	1965	4	8784	N	N	13313 127TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	025500	0070	3/14/2003	287000	1850	0	8	1988	3	5764	N	N	12515 NE 167TH PL
5	255866	0210	6/10/2002	289000	1850	0	8	1987	3	7428	N	N	13414 128TH PL NE
5	387600	0290	10/9/2002	283000	1860	0	8	1968	3	7200	N	N	13839 115TH AV NE
5	387610	0410	6/26/2002	326780	1870	0	8	1993	3	3700	N	N	13422 118TH AV NE
5	387631	2620	3/11/2003	316000	1870	160	8	1991	3	3850	N	N	14608 125TH AV NE
5	255863	0390	7/22/2002	281500	1880	0	8	1988	3	6494	N	N	13831 128TH AV NE
5	025500	0330	7/22/2003	311000	1970	0	8	1988	3	4995	N	N	16520 126TH AV NE
5	320550	0060	10/2/2002	332500	1970	0	8	1991	3	14782	N	N	13308 121ST AV NE
5	387649	0100	7/18/2002	306500	2000	0	8	1991	3	5692	N	N	12930 NE 149TH ST
5	371550	0170	5/19/2003	279950	2010	0	8	1976	4	7260	N	N	13832 125TH AV NE
5	387680	0520	6/3/2002	322500	2050	0	8	1994	3	5513	N	N	12651 NE 157TH ST
5	320550	0330	10/21/2003	342000	2060	0	8	1991	3	7405	N	N	11914 NE 133RD PL
5	255864	0290	10/15/2002	306000	2080	0	8	1987	3	6572	N	N	13625 128TH AV NE
5	104901	0690	8/22/2003	324000	2090	0	8	1989	3	7058	N	N	14706 122ND PL NE
5	104153	0030	10/2/2003	365000	2100	0	8	1990	3	10724	N	N	13113 NE 133RD CT
5	104153	0010	11/14/2002	344000	2110	0	8	1990	3	8131	N	N	13129 NE 133RD CT
5	104153	0060	10/22/2002	311000	2110	0	8	1990	3	7355	N	N	13109 NE 133RD CT
5	103645	0200	12/4/2002	295000	2130	720	8	1966	3	6480	N	N	11936 NE 132ND LN
5	954290	0260	7/30/2002	315000	2130	0	8	1987	3	5820	N	N	12081 NE 137TH CT
5	183990	0060	8/6/2002	320000	2140	1940	8	1966	3	7552	N	N	13224 118TH AV NE
5	025500	0380	2/26/2003	314000	2170	0	8	1989	3	6396	N	N	16614 126TH AV NE
5	255867	0260	9/16/2003	292000	2250	0	8	1965	4	9975	N	N	13511 131ST PL NE
5	387631	2070	7/23/2003	419500	2260	1140	8	1994	3	6386	N	N	14126 NE 141ST WY
5	701620	0290	8/7/2002	339900	2270	0	8	1967	4	8030	N	N	15506 118TH PL NE
5	183991	0060	10/7/2002	277000	2320	0	8	1967	4	9520	N	N	12206 NE 136TH PL
5	255863	0060	9/26/2002	312500	2320	0	8	1988	3	7033	N	N	12818 NE 138TH CT
5	387631	2260	3/10/2003	373000	2450	0	8	1993	3	6422	N	N	14135 124TH PL NE
5	371550	0250	8/7/2003	327500	2580	0	8	1968	4	7150	N	N	13809 125TH AV NE
5	387610	0670	4/8/2003	304300	2600	0	8	1966	4	7500	N	N	11837 NE 140TH ST
5	387631	2060	5/13/2003	311000	2600	0	8	1967	3	8625	N	N	14131 126TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	951320	0240	4/12/2002	325000	2720	0	8	1975	4	7700	N	N	16913 126TH AV NE
5	387600	0980	6/7/2002	298000	2730	0	8	1965	4	8125	N	N	13207 116TH PL NE
5	946590	0510	7/8/2003	310000	2730	0	8	1965	4	8400	N	N	12512 NE 163RD ST
5	387680	0600	6/2/2003	324400	2800	0	8	1966	3	9000	N	N	12612 NE 156TH PL
5	153090	0130	3/6/2003	327000	2820	0	8	1965	3	9120	N	N	14608 134TH AV NE
5	387680	0200	5/21/2003	332950	2820	0	8	1966	3	5460	N	N	12561 NE 156TH ST
5	327500	0030	5/21/2002	320000	2900	0	8	1967	4	8000	N	N	13944 127TH PL NE
5	387600	0370	3/5/2002	296500	2980	0	8	1968	4	7875	N	N	11539 NE 140TH ST
5	866320	0350	8/13/2003	355000	3040	0	8	1966	4	6600	N	N	16133 122ND PL NE
5	866331	0020	9/9/2003	355000	3220	0	8	1967	4	9900	N	N	13924 126TH AV NE
5	866337	0050	1/15/2002	340000	3220	0	8	1968	3	10000	N	N	12257 NE 133RD PL
5	946670	0330	8/5/2002	375000	3220	0	8	1986	4	9800	N	N	12444 NE 163RD CT
5	509830	0030	9/29/2003	355000	3740	0	8	1966	4	10695	N	N	14025 127TH PL NE
5	934850	0250	7/18/2002	371000	3990	0	8	1966	4	9000	N	N	12146 NE 164TH ST
5	934850	0380	2/3/2003	387500	3990	0	8	1966	4	9000	N	N	16516 121ST AV NE
5	320540	0420	2/13/2002	354900	2020	0	9	1992	3	7392	N	N	13515 121ST AV NE
5	866317	0010	8/27/2002	348000	2090	0	9	1992	3	15790	N	N	13204 128TH AV NE
5	866317	0090	7/16/2003	363000	2090	0	9	1992	3	15790	N	N	12824 NE 132ND PL
5	155251	0170	9/9/2002	422000	2350	0	9	1992	3	8896	N	N	16419 122ND CT NE
5	183991	0110	9/20/2002	410000	2530	0	9	1992	3	8385	N	N	13441 122ND AV NE
5	183991	0180	7/1/2002	396000	2590	0	9	1993	3	15204	N	N	12201 NE 134TH ST
5	259770	0050	11/12/2002	418500	2620	0	9	1993	3	7925	N	N	14433 120TH PL NE
6	321160	0900	11/18/2002	236000	820	800	7	1969	3	8400	N	N	14003 105TH AV NE
6	101551	0030	6/10/2003	250000	920	660	7	1963	4	10125	N	N	13904 101ST PL NE
6	376480	0270	8/22/2003	259941	920	300	7	1972	3	7345	N	N	14228 105TH AV NE
6	814310	0280	11/26/2002	209000	940	0	7	1971	3	7350	N	N	14019 102ND PL NE
6	138730	0050	4/30/2003	225000	960	660	7	1963	3	9750	N	N	11015 NE 150TH ST
6	947720	1150	11/26/2002	226000	960	0	7	1967	4	7200	N	N	14244 112TH PL NE
6	947720	1280	10/22/2003	236000	960	0	7	1967	4	7200	N	N	14229 113TH AV NE
6	814310	0040	11/19/2003	230000	970	0	7	1968	3	21353	N	N	10346 NE 141ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	814300	0450	9/11/2003	285900	1000	1000	7	1971	4	11390	N	N	10332 NE 141ST CT
6	814310	0310	3/12/2003	265000	1010	670	7	1967	4	5175	N	N	10208 NE 140TH PL
6	947700	0080	6/24/2003	265000	1010	330	7	1967	3	7200	N	N	11116 NE 146TH ST
6	947700	0250	11/20/2002	233600	1010	0	7	1967	4	9900	N	N	11215 NE 146TH ST
6	691871	0180	11/1/2002	237500	1030	0	7	1987	3	5916	N	N	10213 NE 143RD ST
6	866328	0170	5/17/2002	199500	1040	0	7	1971	3	7650	N	N	10635 NE 123RD ST
6	001130	0030	10/18/2002	214500	1050	0	7	1971	3	8400	N	N	10016 NE 42ND PL
6	001130	0080	6/7/2002	217000	1050	0	7	1972	3	7125	N	N	10046 NE 142ND PL
6	101550	0200	5/27/2003	252000	1050	500	7	1963	3	10125	N	N	10014 NE 141ST ST
6	144180	0040	8/26/2003	265000	1050	480	7	1963	3	9750	N	N	13541 104TH PL NE
6	947700	0230	10/31/2003	238000	1050	0	7	1968	4	8000	N	N	14518 112TH AV NE
6	138730	0550	7/10/2002	269950	1060	900	7	1967	4	7200	N	N	10816 NE 154TH PL
6	001130	0020	8/21/2003	243500	1080	510	7	1976	3	6750	N	N	10010 NE 142ND PL
6	007600	0160	9/17/2003	256000	1080	480	7	1975	4	8190	N	N	11224 NE 117TH ST
6	794070	0060	2/10/2003	225000	1090	0	7	1968	3	7371	N	N	12716 102ND AV NE
6	947700	0750	8/20/2002	230000	1090	0	7	1968	3	7650	N	N	11330 NE 149TH ST
6	794071	0230	7/18/2002	248000	1100	0	7	1985	4	8549	N	N	12616 104TH AV NE
6	947700	1150	2/26/2002	230000	1100	0	7	1988	3	6719	N	N	14809 113TH AV NE
6	138730	1460	4/19/2002	299500	1110	670	7	1975	4	9690	N	N	15124 110TH AV NE
6	138730	0370	6/3/2002	259500	1140	330	7	1967	4	7350	N	N	15409 111TH AV NE
6	138730	1000	5/28/2003	310000	1140	420	7	1967	5	8378	N	N	10834 NE 149TH ST
6	144340	0160	6/24/2002	239950	1140	660	7	1963	3	10500	N	N	12432 106TH PL NE
6	202555	0100	11/18/2003	265000	1150	220	7	1967	4	7700	N	N	11321 NE 144TH PL
6	312720	0022	8/20/2002	224950	1150	220	7	1967	3	7200	N	N	10523 NE 118TH LN
6	375650	0280	5/17/2002	255000	1150	520	7	1976	3	6650	N	N	13045 111TH AV NE
6	001130	0110	3/11/2002	199999	1160	0	7	1984	3	990	N	N	10064 NE 142ND PL
6	001130	0160	8/22/2003	285000	1160	630	7	1985	3	7376	N	N	10057 NE 142ND PL
6	292605	9141	10/21/2002	205000	1160	0	7	1984	3	1116	N	N	10221 NE 124TH ST
6	321160	0560	7/10/2002	195000	1160	0	7	1984	3	1211	N	N	14104 105TH AV NE
6	375650	0320	10/10/2003	200000	1160	0	7	1984	3	1460	N	N	13044 110TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	376480	0480	8/6/2003	264950	1160	870	7	1972	3	8364	N	N	10432 NE 143RD PL
6	355880	0190	10/10/2002	226000	1180	0	7	1969	4	6650	N	N	10315 NE 118TH PL
6	375470	0390	7/11/2003	200000	1180	60	7	1984	3	1152	N	N	10621 NE 140TH ST
6	375650	0060	9/10/2002	245000	1180	430	7	1969	4	6695	N	N	13024 111TH AV NE
6	376480	0510	8/28/2002	239000	1180	430	7	1973	3	8820	N	N	10404 NE 143RD PL
6	620441	0040	9/26/2002	254900	1180	570	7	1974	4	5500	N	N	10613 NE 146TH ST
6	620442	0180	4/16/2003	319950	1180	740	7	1973	4	7575	N	N	14931 106TH AV NE
6	375650	0560	3/25/2002	210000	1200	70	7	1984	3	1224	N	N	13045 110TH AV NE
6	376480	0120	5/22/2002	215000	1200	60	7	1984	3	1224	N	N	14301 104TH AV NE
6	007600	0050	4/1/2003	255000	1210	0	7	1984	3	6912	N	N	11630 112TH DR NE
6	664720	0060	7/1/2002	285000	1210	680	7	1983	4	8738	N	N	13239 111TH CT NE
6	001130	0080	2/15/2002	245000	1220	240	7	1977	4	8346	N	N	10046 NE 142ND PL
6	007600	0140	3/28/2002	224500	1220	240	7	1977	3	5400	N	N	11214 NE 117TH ST
6	376465	0050	11/12/2003	252500	1220	260	7	1977	4	6375	N	N	14423 108TH PL NE
6	376480	0620	11/24/2003	298200	1220	520	7	1975	4	7000	N	N	14384 104TH AV NE
6	814310	0590	9/25/2002	210000	1220	0	7	1986	3	2980	N	N	10204 NE 139TH ST
6	947700	0320	8/21/2003	215000	1220	0	7	1986	3	2980	N	N	11224 NE 146TH ST
6	202555	0130	10/22/2003	280000	1230	220	7	1967	4	7100	N	N	14410 113TH PL NE
6	947700	0950	5/6/2003	259900	1230	100	7	1947	4	12787	N	N	14725 114TH AV NE
6	001130	0200	9/26/2003	320000	1240	420	7	1984	3	6845	Y	N	10011 NE 142ND PL
6	138730	0940	11/10/2003	260000	1240	770	7	1968	3	7280	N	N	10833 NE 149TH ST
6	375650	0600	2/13/2003	290000	1240	570	7	1976	4	7975	N	N	11010 NE 131ST ST
6	664720	0050	10/27/2003	210000	1240	0	7	1984	3	1200	N	N	13240 111TH CT NE
6	947700	0790	7/18/2003	245000	1240	0	7	1973	4	7209	N	N	11302 NE 149TH ST
6	144580	0090	5/27/2003	240000	1250	0	7	1969	3	7560	N	N	10511 NE 125TH PL
6	794111	0030	9/16/2003	258000	1260	0	7	1968	4	7446	N	N	10245 NE 129TH LN
6	001130	0070	10/23/2003	252000	1270	0	7	1977	3	8360	N	N	10040 NE 142ND PL
6	001130	0170	4/17/2003	271500	1270	520	7	1984	3	8744	N	N	10051 NE 142ND PL
6	133027	0070	8/4/2003	301700	1270	530	7	1977	4	5625	N	N	10830 NE 142ND ST
6	139550	0040	4/10/2003	225000	1270	0	7	1984	3	2568	N	N	13231 105TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	376465	0190	8/9/2002	242000	1270	620	7	1977	3	5610	N	N	14450 108TH PL NE
6	001130	0210	10/23/2003	225000	1280	0	7	1984	3	1320	N	N	10005 NE 142ND PL
6	007600	0080	8/1/2003	239950	1280	0	7	1975	4	7100	N	N	11631 112TH DR NE
6	202555	0010	12/9/2003	213000	1280	0	7	1984	3	2016	N	N	14427 113TH AV NE
6	375650	0170	10/4/2002	220500	1280	0	7	1984	3	1152	N	N	12811 111TH AV NE
6	794071	0060	7/28/2003	318500	1280	390	7	1983	3	29756	N	N	12617 104TH AV NE
6	001130	0140	11/12/2002	240000	1290	980	7	1977	3	7800	N	N	10065 NE 142ND PL
6	375470	0260	10/28/2002	219950	1290	0	7	1984	3	1214	N	N	13803 108TH AV NE
6	375650	0450	3/10/2003	230000	1290	70	7	1984	3	1300	N	N	12803 110TH AV NE
6	620442	0110	5/30/2002	252400	1290	580	7	1967	3	8400	N	N	15021 106TH AV NE
6	133027	0040	9/9/2003	239950	1300	0	7	1968	4	8000	N	N	10823 NE 142ND ST
6	138730	1800	3/19/2003	269950	1300	950	7	1968	4	6300	N	N	15211 111TH AV NE
6	152520	0040	8/19/2003	249980	1300	0	7	1967	4	6860	N	N	10521 NE 120TH ST
6	375540	0040	9/9/2002	248500	1300	0	7	1967	4	14620	N	N	12423 107TH PL NE
6	375540	0130	12/16/2002	237500	1300	0	7	1967	3	7875	N	N	12438 107TH PL NE
6	376480	0330	8/28/2002	222000	1300	0	7	1971	3	8034	N	N	10404 NE 143RD ST
6	794070	0260	4/9/2003	229950	1300	0	7	1967	4	6600	N	N	12743 102ND AV NE
6	794071	0170	11/19/2002	224900	1300	0	7	1967	3	8460	N	N	12640 104TH AV NE
6	794111	0110	11/6/2003	254500	1300	0	7	1968	3	7350	N	N	10227 NE 129TH LN
6	794112	0100	2/14/2003	250000	1300	0	7	1967	4	6000	N	N	12823 102ND AV NE
6	920620	0190	6/9/2003	239000	1300	0	7	1968	4	8400	N	N	13213 109TH AV NE
6	920620	0240	4/15/2002	244000	1300	340	7	1988	3	6323	N	N	10915 NE 133RD ST
6	138730	1250	5/30/2002	236500	1310	0	7	1982	3	8626	N	N	10910 NE 151ST ST
6	794111	0040	6/12/2002	240000	1330	0	7	1968	4	6750	N	N	10243 NE 129TH LN
6	814310	0110	1/7/2002	239950	1330	0	7	1975	4	8120	N	N	10300 NE 142ND ST
6	376480	0240	4/29/2003	230000	1340	0	7	1971	3	7210	N	N	14206 105TH AV NE
6	138730	1160	4/24/2003	263000	1350	700	7	1968	3	6750	N	N	15234 108TH PL NE
6	794071	0070	10/22/2003	223000	1350	0	7	1967	3	7200	N	N	12621 104TH AV NE
6	321160	0290	4/22/2002	264750	1360	0	7	1969	4	9600	N	N	10523 NE 141ST ST
6	355890	0280	11/25/2003	252500	1360	0	7	1969	4	10800	N	N	12024 106TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	947700	0810	11/20/2002	230000	1360	0	7	1968	3	9750	N	N	11212 NE 149TH ST
6	795506	0040	3/4/2002	220000	1370	0	7	1968	4	8400	N	N	14421 106TH PL NE
6	947700	1320	6/12/2003	265000	1370	0	7	1988	3	9706	N	N	14723 112TH AV NE
6	001130	0100	3/20/2003	247000	1380	0	7	1984	3	2184	N	N	10058 NE 142ND PL
6	375650	0440	10/10/2003	265000	1390	450	7	1973	3	7575	N	N	12804 110TH AV NE
6	620440	0120	2/14/2002	249950	1390	430	7	1973	3	7252	N	N	14712 107TH AV NE
6	001130	0190	1/11/2003	277500	1410	390	7	1984	3	10492	N	N	10037 NE 142ND PL
6	138730	0570	9/18/2002	230000	1420	0	7	1984	3	5682	N	N	10808 NE 154TH PL
6	138730	0600	10/29/2002	241000	1440	0	7	1985	3	4591	N	N	15427 110TH AV NE
6	947700	0510	6/25/2002	260000	1460	0	7	1967	4	7800	N	N	11226 NE 145TH ST
6	375830	0170	11/20/2003	275000	1470	0	7	1969	5	8100	N	N	11821 102ND PL NE
6	056530	0120	6/18/2003	273000	1480	0	7	1989	3	7111	N	N	11014 NE 140TH ST
6	138730	0300	1/29/2003	254000	1490	0	7	1985	3	2184	N	N	11128 NE 154TH ST
6	375650	0320	8/13/2002	236300	1490	0	7	1984	3	1827	N	N	13044 110TH AV NE
6	814310	0260	5/13/2003	246500	1490	0	7	1986	4	2292	N	N	14056 102ND CT NE
6	947700	0780	9/9/2003	244500	1500	0	7	1968	3	11223	N	N	11308 NE 149TH ST
6	312670	0023	3/26/2002	250500	1510	0	7	1967	4	6825	N	N	10620 NE 116TH ST
6	376480	0020	9/15/2003	265000	1510	0	7	1971	3	7210	N	N	14379 104TH AV NE
6	794110	0120	6/26/2003	238000	1510	0	7	1968	3	7480	N	N	10276 NE 129TH LN
6	376480	0520	12/16/2002	216500	1520	0	7	1967	3	7875	N	N	14332 104TH AV NE
6	620442	0300	11/7/2002	241500	1520	0	7	1967	4	7700	N	N	10506 NE 151ST ST
6	355890	0410	8/13/2003	252950	1540	0	7	1967	3	7200	N	N	12139 107TH AV NE
6	794113	0140	2/25/2002	246000	1540	0	7	1967	3	5175	N	N	12818 103RD PL NE
6	794114	0050	10/11/2002	240000	1540	0	7	1967	3	7000	N	N	12920 103RD PL NE
6	680150	0120	6/20/2003	252000	1550	0	7	1983	3	7862	N	N	13014 103RD PL NE
6	680150	0150	5/13/2002	217000	1550	0	7	1968	3	10875	N	N	13100 103RD PL NE
6	376480	0530	5/19/2003	270000	1570	0	7	1971	3	7210	N	N	14336 104TH AV NE
6	794113	0140	12/19/2002	232000	1570	0	7	1967	3	7920	N	N	12818 103RD PL NE
6	947710	0140	5/29/2002	259500	1620	0	7	1988	3	6072	N	N	14317 109TH AV NE
6	007600	0030	11/19/2002	269000	1630	0	7	1988	3	7055	N	N	11231 NE 116TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	133027	0020	2/28/2002	253400	1630	0	7	1967	4	7137	N	N	14126 108TH AV NE
6	620443	0080	7/18/2002	229700	1630	0	7	1967	3	7210	N	N	10617 NE 153RD ST
6	794112	0080	12/2/2002	236000	1630	0	7	1967	4	7200	N	N	12819 102ND AV NE
6	794112	0110	10/6/2003	255000	1630	0	7	1967	4	8075	N	N	12825 102ND AV NE
6	375470	0270	9/23/2002	234950	1640	0	7	1972	3	7800	N	N	10720 NE 138TH PL
6	794111	0100	7/29/2003	238200	1640	0	7	1970	3	8050	N	N	10229 NE 129TH LN
6	814310	0680	7/25/2003	231000	1650	0	7	1968	3	6400	N	N	14010 102ND PL NE
6	794110	0280	12/8/2003	245000	1670	0	7	1972	4	5700	N	N	10273 NE 129TH LN
6	507790	0110	7/14/2003	249900	1680	0	7	1967	3	7875	N	N	10818 NE 121ST ST
6	924700	0120	10/22/2003	249300	1705	0	7	1968	3	9090	N	N	12364 105TH PL NE
6	795506	0090	5/12/2003	248000	1760	0	7	1968	4	6150	N	N	10506 NE 144TH ST
6	947720	1310	5/27/2003	279900	1770	0	7	1968	3	8000	N	N	11240 NE 141ST PL
6	001130	0180	9/23/2002	260000	1780	0	7	1986	3	10239	N	N	10045 NE 142ND PL
6	133027	0060	4/3/2003	254500	1790	0	7	1968	4	7650	N	N	10831 NE 142ND ST
6	257030	0220	9/15/2003	335000	1790	0	7	1975	5	9100	N	N	10428 NE 131ST ST
6	920620	0010	3/10/2003	289000	1810	0	7	1976	4	7068	N	N	13204 108TH AV NE
6	794112	0020	7/11/2003	256500	1820	0	7	1967	3	7500	N	N	12803 102ND AV NE
6	814300	0640	12/31/2003	303000	1820	0	7	1975	3	8250	N	N	14001 104TH PL NE
6	947700	1290	12/18/2003	269500	1820	0	7	1967	4	8429	N	N	14751 112TH AV NE
6	771600	0200	7/23/2003	345000	1850	400	7	1960	3	21765	N	N	11628 110TH AV NE
6	620440	0040	1/30/2003	270000	1880	0	7	1967	4	7875	N	N	10717 NE 145TH PL
6	742411	0100	5/3/2002	339000	2030	0	7	1981	4	7742	N	N	10325 NE 125TH PL
6	620441	0080	6/17/2003	243000	2070	0	7	1967	3	7725	N	N	14604 106TH AV NE
6	794110	0060	8/7/2003	265000	2130	0	7	1968	3	9490	N	N	10029 NE 129TH PL
6	814310	0240	9/17/2002	342950	2130	0	7	1993	3	7320	N	N	14051 102ND CT NE
6	138730	1730	7/17/2003	274000	2280	0	7	1968	3	8400	N	N	15310 110TH PL NE
6	920620	0160	7/29/2002	330000	2440	0	7	1993	3	10423	N	N	13237 109TH AV NE
6	376465	0100	2/6/2002	292000	2920	0	7	1977	4	7770	N	N	14420 108TH PL NE
6	814300	0170	4/25/2003	283000	1170	850	8	1973	4	5885	N	N	10459 NE 142ND ST
6	376530	0120	7/18/2003	284950	1200	420	8	1972	4	8715	N	N	10314 NE 137TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	947710	0820	11/22/2002	315000	1280	1000	8	1978	3	8400	N	N	11027 NE 143RD ST
6	143790	0360	3/22/2002	250000	1360	0	8	1988	3	4400	N	N	13012 111TH PL NE
6	143790	0390	2/12/2002	245000	1360	0	8	1988	3	4400	N	N	13102 111TH PL NE
6	138730	0720	7/17/2003	239000	1380	0	8	1987	3	4343	N	N	15227 108TH PL NE
6	620440	0320	12/4/2002	251600	1380	0	8	1987	3	6257	N	N	10633 NE 148TH ST
6	202605	9157	8/8/2003	240000	1400	0	8	1977	4	6600	N	N	10932 NE 132ND ST
6	947710	0320	3/9/2002	270000	1400	740	8	1978	3	7350	N	N	14113 110TH AV NE
6	947720	1290	5/9/2002	280000	1400	820	8	1977	3	6650	N	N	14221 113TH AV NE
6	794110	0330	3/13/2002	280000	1420	490	8	1977	3	9800	N	N	10285 NE 129TH LN
6	202605	9181	5/30/2002	269950	1430	500	8	1977	3	12800	N	N	14223 JUANITA-WOODINVILLE WY NE
6	947720	0570	5/16/2003	300000	1460	330	8	1977	3	9100	N	N	11224 NE 143RD PL
6	138730	1550	10/24/2003	319000	1470	920	8	1977	3	10824	N	N	15211 110TH PL NE
6	947710	0720	6/20/2002	320000	1470	1250	8	1978	3	10960	N	N	14312 112TH AV NE
6	138730	0200	4/30/2003	284500	1520	720	8	1977	4	10200	N	N	15300 111TH AV NE
6	376480	0380	4/21/2003	276001	1580	0	8	1987	3	5100	N	N	14240 104TH AV NE
6	056530	0110	6/23/2003	295000	1600	790	8	1978	3	6435	N	N	11008 NE 140TH ST
6	202605	9175	3/26/2002	300000	1600	0	8	2001	3	3344	N	N	14445 105TH CT NE
6	202605	9181	12/24/2002	284000	1600	0	8	1987	3	3722	N	N	14223 JUANITA-WOODINVILLE WY NE
6	375650	0570	2/6/2003	311000	1600	0	8	2001	3	3366	N	N	13055 110TH AV NE
6	376540	0060	3/13/2003	341000	1620	0	8	2002	3	4510	N	N	10304 NE 136TH PL
6	138730	0730	9/5/2002	280000	1630	0	8	1987	3	4534	N	N	15219 108TH PL NE
6	321160	0030	7/2/2003	294000	1630	0	8	1989	3	5250	N	N	14101 108TH AV NE
6	321160	0050	6/10/2003	320000	1640	0	8	1996	3	10187	N	N	14059 108TH AV NE
6	664740	0010	7/23/2003	299950	1670	0	8	1987	3	6062	N	N	13451 110TH PL NE
6	330323	0260	6/24/2002	305000	1700	0	8	1988	3	10280	N	N	10801 NE 141ST PL
6	947710	0040	4/10/2002	279000	1710	0	8	1998	3	5966	N	N	14367 109TH AV NE
6	947710	0650	7/24/2003	309000	1710	0	8	1998	3	4150	N	N	11016 NE 143RD ST
6	257030	0250	1/4/2002	295850	1720	800	8	1996	3	9773	N	N	10404 NE 131ST ST
6	289570	0060	2/4/2002	285000	1760	0	8	1988	3	4226	N	N	10844 NE 135TH PL
6	321160	0230	2/15/2002	319341	1790	0	8	2001	3	3863	N	N	10512 NE 140TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	138730	1580	8/6/2003	305000	1840	0	8	1977	4	7475	N	N	15107 110TH PL NE
6	375650	0190	11/22/2002	339950	1860	0	8	2001	3	3894	N	N	12827 111TH AV NE
6	355890	0400	2/18/2003	270000	1870	0	8	1969	4	5000	N	N	12136 107TH AV NE
6	795505	0250	3/4/2002	309950	1940	0	8	1994	3	10035	N	N	10702 NE 144TH CT
6	138730	0320	12/1/2003	319950	1960	0	8	2003	3	3890	N	N	11116 NE 154TH ST
6	321160	0060	11/17/2003	334240	1960	0	8	2003	3	4816	N	N	14051 108TH AV NE
6	947710	0500	12/2/2003	333620	1960	0	8	2003	3	3959	N	N	14126 110TH AV NE
6	814310	0160	7/24/2003	320000	2010	0	8	1998	3	4195	N	N	14137 102ND AV NE
6	321160	0520	2/27/2002	332834	2030	0	8	2001	3	3195	N	N	10538 NE 141ST ST
6	321160	0680	1/7/2003	340000	2030	0	8	2001	3	3195	N	N	10722 NE 142ND ST
6	375650	0340	7/25/2002	352000	2050	0	8	2001	3	4386	N	N	13024 110TH AV NE
6	947700	0800	8/8/2003	344900	2050	700	8	2003	3	4287	N	N	11216 NE 149TH ST
6	330323	0360	2/27/2002	319626	2060	0	8	2001	3	3194	N	N	10810 NE 141ST PL
6	144580	0170	10/23/2002	323000	2080	0	8	1988	3	5316	N	N	12433 105TH AV NE
6	947700	0330	11/12/2003	342950	2110	0	8	2003	3	4115	N	N	11216 NE 146TH ST
6	138730	1740	4/18/2003	378000	2160	0	8	1997	3	8428	N	N	11023 NE 154TH ST
6	355880	0090	2/5/2002	388070	2190	0	8	2001	3	3785	N	N	10256 NE 118TH PL
6	355891	0090	2/26/2002	354000	2190	0	8	2001	3	3457	N	N	12224 102ND PL NE
6	355891	0260	2/20/2002	376611	2190	0	8	2001	3	3467	N	N	10248 NE 120TH ST
6	375650	0090	2/7/2002	366876	2190	0	8	2001	3	3483	N	N	12854 111TH AV NE
6	691871	0140	9/15/2003	359725	2210	0	8	2003	3	5072	N	N	10145 NE 143RD ST
6	376540	0110	8/23/2002	341499	2220	0	8	2002	3	4222	N	N	10301 NE 136TH PL
6	691873	0160	11/11/2002	384535	2250	700	8	2003	3	4367	N	N	10127 NE 144TH PL
6	771610	0020	7/2/2002	372630	2250	700	8	2002	3	4149	N	N	11925 110TH AV NE
6	771610	0110	2/26/2003	349500	2250	0	8	2002	3	4089	N	N	11807 110TH AV NE
6	375650	0100	10/28/2003	359950	2270	0	8	1997	3	6900	N	N	12846 111TH AV NE
6	620441	0090	9/5/2002	355000	2270	0	8	2002	3	4167	N	N	14610 106TH AV NE
6	664720	0080	12/29/2003	374950	2270	0	8	2002	3	4167	N	N	11104 NE 132ND PL
6	330323	0120	8/28/2003	290200	2280	0	8	1968	4	6900	N	N	14037 109TH AV NE
6	375660	0020	5/12/2003	360300	2280	0	8	1998	3	6038	N	N	12813 109TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	771610	0130	4/4/2002	347000	2280	0	8	1998	3	6242	N	N	10928 NE 118TH ST
6	376480	0140	3/6/2002	359950	2290	0	8	1998	3	9307	N	N	14233 104TH AV NE
6	376540	0020	7/30/2003	359000	2290	0	8	2002	3	5060	N	N	10322 NE 136TH PL
6	920620	0150	2/25/2003	358900	2340	0	8	2003	3	5053	N	N	13245 109TH AV NE
6	771610	0190	2/28/2003	372000	2380	0	8	2003	3	4901	N	N	11714 110TH AV NE
6	947700	0640	8/4/2003	381000	2380	0	8	2003	3	4482	N	N	14712 114TH AV NE
6	257030	0200	1/11/2002	327839	2400	0	8	2001	3	3623	N	N	13034 105TH PL NE
6	292605	9123	3/19/2002	340510	2410	0	8	2001	3	3411	N	N	11607 104TH AV NE
6	376480	0310	3/24/2002	345000	2440	0	8	2001	3	3150	N	N	10413 NE 143RD PL
6	691871	0110	12/24/2003	409900	2530	0	8	2003	3	5617	N	N	14303 102ND AV NE
6	691871	0330	9/3/2003	419000	2530	0	8	2003	3	5616	N	N	10210 NE 143RD PL
6	795506	0310	10/8/2003	392500	2560	0	8	2003	3	5739	N	N	14440 106TH PL NE
6	143790	0200	1/29/2003	345000	2610	0	8	1996	3	9739	N	N	11137 NE 129TH ST
6	947700	0030	12/2/2003	379500	2610	0	8	2003	3	4020	N	N	14526 111TH AV NE
6	795500	0040	3/26/2003	367500	2750	0	8	2003	3	5947	N	N	10618 NE 143RD ST
6	321160	0780	7/19/2002	348800	1670	830	9	1987	3	9855	N	N	14143 105TH AV NE
6	947710	0840	10/21/2002	362000	1800	0	9	2002	3	4076	N	N	11019 NE 143RD ST
6	292605	9073	8/12/2003	374950	1820	0	9	2003	3	3317	N	N	10615 NE 124TH ST
6	395580	0130	6/16/2003	369950	1820	0	9	2003	3	3417	N	N	10637 NE 132ND PL
6	620440	0370	10/17/2003	377950	1820	0	9	2003	3	3389	N	N	10632 NE 147TH ST
6	866328	0240	9/16/2003	379950	1820	0	9	2003	3	3416	N	N	12320 107TH PL NE
6	947710	1140	2/1/2003	339950	1820	0	9	2002	3	3791	N	N	14300 109TH AV NE
6	056530	0160	5/7/2003	360000	1830	0	9	2003	3	3713	N	N	14031 110TH PL NE
6	691873	0230	11/14/2003	382000	1830	0	9	2003	3	3469	N	N	14414 102ND AV NE
6	947700	0420	2/26/2003	347000	1830	0	9	2002	3	3714	N	N	14545 114TH AV NE
6	947720	0100	12/10/2002	335000	1830	0	9	2002	3	3644	N	N	11221 NE 141ST ST
6	794071	0180	12/12/2002	310500	1900	0	9	1991	3	6148	N	N	12636 104TH AV NE
6	779655	0190	11/18/2002	398500	1950	720	9	1989	3	6291	N	N	14425 101ST PL NE
6	233530	0030	8/20/2003	410000	1990	840	9	1988	3	9654	N	N	14232 101ST PL NE
6	810660	0180	5/21/2002	370000	2030	900	9	1993	3	19876	N	N	13928 113TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	814300	0630	12/23/2003	340000	2110	0	9	2001	3	3666	N	N	14005 104TH PL NE
6	620441	0100	8/8/2003	395000	2140	0	9	2003	3	3382	N	N	14616 106TH AV NE
6	771600	0110	8/26/2003	405000	2140	0	9	2003	3	3404	N	N	10931 NE 117TH PL
6	795506	0120	9/3/2003	413644	2140	0	9	2003	3	4193	N	N	14419 105TH AV NE
6	355890	0380	8/26/2002	390000	2150	0	9	1988	3	9600	N	N	12120 107TH AV NE
6	085570	0210	1/30/2003	380000	2190	0	9	2003	3	3621	N	N	10133 NE 141ST PL
6	138730	0710	6/27/2003	427642	2190	0	9	2003	3	3390	N	N	15235 108TH PL NE
6	143790	0220	8/28/2002	364950	2190	0	9	2002	3	3713	N	N	12805 112TH PL NE
6	375650	0150	5/24/2003	390000	2190	0	9	2003	3	3415	N	N	12804 111TH AV NE
6	375830	0470	12/3/2002	391958	2190	0	9	2003	3	3878	N	N	10101 NE 116TH PL
6	507790	0100	1/7/2003	374950	2190	0	9	2003	3	3832	N	N	10822 NE 121ST ST
6	742411	0050	8/27/2003	395925	2190	0	9	2003	3	3390	N	N	12424 103RD AV NE
6	794113	0030	4/15/2003	378650	2190	0	9	2003	3	3713	N	N	12860 103RD PL NE
6	866328	0150	5/9/2003	382950	2190	0	9	2003	3	3990	N	N	10623 NE 123RD ST
6	947710	0110	8/26/2003	402550	2190	0	9	2002	3	3530	N	N	14329 109TH AV NE
6	947710	1000	10/16/2002	379089	2190	0	9	2003	3	3713	N	N	14327 110TH AV NE
6	947720	0890	7/5/2002	373000	2210	0	9	1992	3	6238	N	N	14233 112TH AV NE
6	143790	0380	9/13/2002	374950	2240	0	9	2002	3	6195	N	N	13026 111TH PL NE
6	947720	1400	2/3/2003	359950	2250	0	9	2003	3	3709	N	N	11128 NE 141ST PL
6	138730	1570	3/20/2003	365950	2260	0	9	2002	3	4248	N	N	15117 110TH PL NE
6	202605	9119	3/10/2003	385878	2260	0	9	2003	3	3712	N	N	13327 108TH AV NE
6	321160	0820	10/5/2002	374950	2260	0	9	2002	3	3713	N	N	14113 105TH AV NE
6	330323	0200	7/23/2003	389950	2260	0	9	2003	3	4156	N	N	14020 108TH AV NE
6	355880	0220	2/10/2003	377950	2260	0	9	2003	3	3620	N	N	10160 NE 116TH PL
6	355891	0540	6/27/2003	379000	2260	0	9	2003	3	3713	N	N	10403 NE 123RD ST
6	810660	0030	8/15/2003	380000	2260	0	9	2003	3	3713	N	N	13933 113TH AV NE
6	947710	0900	7/18/2002	380450	2260	0	9	2002	3	4612	N	N	14328 110TH AV NE
6	794111	0050	10/7/2003	361300	2290	0	9	1992	3	7397	N	N	10241 NE 129TH LN
6	947720	0480	5/22/2002	338000	2290	0	9	1992	3	8166	N	N	14340 113TH AV NE
6	620440	0090	1/29/2002	325000	2370	0	9	1989	3	6800	N	N	14702 107TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	138730	0540	4/11/2003	426000	2390	0	9	1995	3	7230	N	N	10820 NE 154TH PL
6	771610	0130	4/16/2002	380000	2390	0	9	1997	3	8575	N	N	10928 NE 118TH ST
6	144580	0100	5/29/2003	402950	2400	0	9	2003	3	4520	N	N	10517 NE 125TH PL
6	355890	0310	7/1/2002	384950	2400	0	9	1988	3	10903	N	N	10705 NE 121ST ST
6	355890	0690	1/28/2003	427740	2400	0	9	2003	3	3648	N	N	10528 NE 120TH PL
6	355891	0580	4/25/2003	397500	2400	0	9	2003	3	3770	N	N	12207 105TH AV NE
6	947700	0480	7/12/2002	384950	2400	0	9	2002	3	3713	N	N	11246 NE 145TH ST
6	947710	0990	2/26/2003	391950	2400	0	9	2003	3	3713	N	N	11000 NE 144TH ST
6	947720	0070	7/26/2003	397500	2400	0	9	2003	3	3713	N	N	11201 NE 141ST ST
6	947700	1270	7/18/2002	392000	2410	0	9	2002	3	3531	N	N	14746 112TH AV NE
6	947710	1100	12/19/2002	399950	2410	0	9	2003	3	4175	N	N	14249 110TH AV NE
6	947710	1120	3/19/2003	388056	2410	0	9	2002	3	4513	N	N	14241 110TH AV NE
6	144180	0150	4/7/2003	397000	2420	0	9	2003	3	3648	N	N	13529 105TH AV NE
6	947700	1140	9/30/2002	399950	2420	0	9	2002	3	5642	N	N	14815 113TH AV NE
6	947720	1620	3/9/2003	375000	2420	0	9	1993	3	6045	N	N	11212 NE 141ST ST
6	795500	0140	7/9/2003	379000	2440	0	9	1998	3	6098	N	N	10722 NE 143RD PL
6	691871	0210	8/25/2003	409950	2500	0	9	2003	3	3588	N	N	10235 NE 143RD ST
6	795500	0150	9/22/2003	404950	2500	0	9	2003	3	3557	N	N	10716 NE 143RD PL
6	233530	0070	5/28/2003	407400	2520	620	9	1988	3	10958	N	N	14317 101ST PL NE
6	355891	0780	11/12/2003	365000	2540	0	9	1989	3	6362	N	N	10324 NE 123RD PL
6	620442	0040	1/25/2002	366000	2550	0	9	1989	3	7921	N	N	14916 106TH AV NE
6	355890	0430	1/3/2003	415000	2620	0	9	1989	3	32344	N	N	12127 107TH AV NE
6	144180	0060	7/23/2003	422500	2670	0	9	2001	3	6195	N	N	13531 104TH PL NE
6	144180	0170	8/6/2003	436000	2670	0	9	2001	3	6195	N	N	13522 105TH AV NE
6	794111	0250	5/29/2003	398000	2710	0	9	1991	3	6954	N	N	10232 NE 129TH LN
6	691871	0350	9/4/2003	423950	2720	0	9	1989	3	8407	N	N	14326 102ND AV NE
6	620440	0310	6/24/2002	380000	2730	0	9	1989	3	7050	N	N	10625 NE 148TH ST
6	947700	0490	6/4/2003	399950	2750	0	9	1991	3	12100	N	N	11240 NE 145TH ST
6	794110	0030	7/9/2002	400000	3030	0	9	1992	3	7512	N	N	10017 NE 129TH PL
6	947710	0670	5/5/2003	410000	1860	0	10	1999	3	9217	N	N	11028 NE 143RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	139550	0210	7/18/2003	480000	2660	0	10	1999	3	8760	N	N	10527 NE 132ND PL
6	947720	0680	8/27/2002	429000	2660	0	10	1999	3	4550	N	N	14229 111TH AV NE
6	143790	0280	1/30/2002	486500	2720	0	10	2000	3	21599	N	N	11138 NE 129TH ST
6	947720	0940	5/23/2002	414018	2720	0	10	1999	3	4431	N	N	11103 NE 142ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	025500	0010	1/23/2003	50000	Quit Claim Deed
5	104900	0080	10/21/2003	229000	Diagnostic Outlier
5	104900	0190	4/9/2003	230000	Corporate Affiliates
5	104900	0290	7/24/2002	167000	Diagnostic Outlier
5	104900	0340	3/27/2003	185000	Diagnostic Outlier
5	104900	0610	5/29/2002	135000	Bankruptcy - Receiver Or Trustee
5	104900	0620	2/27/2002	150000	Diagnostic Outlier
5	104901	0490	1/30/2002	185000	Imp. Characteristics Changed Since Sale
5	104901	0680	5/20/2002	165000	Diagnostic Outlier
5	104901	0800	3/21/2003	187500	Statement To Dor
5	152920	0100	5/1/2002	159404	Quit Claim Deed
5	152920	0220	7/8/2002	330000	Related Party, Friend, Or Neighbor
5	152920	0410	8/12/2002	285500	Diagnostic Outlier
5	153090	0340	4/12/2002	110000	Quit Claim Deed
5	153090	0570	4/16/2002	235000	Diagnostic Outlier
5	155251	0030	9/13/2002	275000	Estate Administrator, Guardian, Or Executor
5	155251	0030	7/10/2003	290000	Exempt From Excise Tax
5	155251	0460	3/3/2002	267000	Relocation - Sale To Service
5	155252	0020	10/22/2003	287000	Imp. Characteristics Changed Since Sale
5	162605	9175	6/5/2003	373000	Diagnostic Outlier
5	183991	0060	8/12/2002	229000	Relocation - Sale To Service
5	183991	0230	8/27/2003	250000	Diagnostic Outlier
5	183992	0010	9/4/2002	245000	No Market Exposure
5	183992	0160	5/15/2002	193347	Bankruptcy - Receiver Or Trustee
5	183992	0160	5/24/2002	154183	Partial Interest (103, 102, Etc.)
5	209580	0190	1/8/2003	288750	Related Party, Friend, Or Neighbor
5	209580	0510	2/5/2003	305000	Relocation - Sale To Service
5	212605	9056	5/14/2003	280100	Government Agency
5	212605	9081	8/25/2003	307000	Diagnostic Outlier
5	212605	9133	11/14/2003	658453	Only 2 Grade 11s
5	212605	9170	4/8/2003	422000	Imp. Characteristics Changed Since Sale
5	212605	9259	2/22/2002	218633	Estate Administrator, Guardian, Or Executor
5	212605	9280	6/13/2003	682000	Only 2 Grade 11s
5	255861	0090	1/16/2002	216500	Diagnostic Outlier
5	255863	0040	5/10/2003	150000	Imp. Characteristics Changed Since Sale
5	255864	0110	6/21/2003	295000	Imp. Characteristics Changed Since Sale
5	255865	0150	8/5/2003	94646	No Market Exposure
5	255867	0070	2/8/2002	72000	Non-Representative Sale
5	255867	0100	11/21/2002	290000	Trade
5	255867	0150	5/21/2003	52226	Related Party, Friend, Or Neighbor

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	255870	0220	8/19/2002	220000	Diagnostic Outlier
5	255872	0060	6/24/2002	82386	Related Party, Friend, Or Neighbor
5	259770	0070	1/18/2002	206500	Diagnostic Outlier
5	278793	0010	1/27/2003	212000	Significant Unfin Area
5	320550	0010	5/30/2003	45509	Quit Claim Deed
5	320550	0150	10/29/2003	70000	Quit Claim Deed
5	328810	0350	12/3/2002	288000	Estate Administrator, Guardian, Or Executor
5	328810	0580	8/1/2002	236000	Imp. Characteristics Changed Since Sale
5	328810	0600	9/12/2003	211200	Diagnostic Outlier
5	328830	0510	10/22/2002	37725	Quit Claim Deed
5	371550	0260	11/27/2002	315000	Diagnostic Outlier
5	378700	0110	11/14/2002	305000	Quit Claim Deed
5	387500	0060	11/3/2003	334890	Diagnostic Outlier
5	387500	0130	9/15/2003	349027	Diagnostic Outlier
5	387500	0150	9/19/2003	359240	Diagnostic Outlier
5	387600	0010	10/31/2003	216000	Tenant
5	387600	0020	12/16/2003	300000	Diagnostic Outlier
5	387600	0180	5/30/2002	236000	Diagnostic Outlier
5	387600	0220	11/13/2002	310000	1031 Trade
5	387600	0290	3/19/2002	232700	Imp. Characteristics Changed Since Sale
5	387600	0430	3/25/2002	180000	No Market Exposure
5	387600	0490	7/9/2003	237939	No Market Exposure
5	387600	0710	3/26/2003	232000	Related Party, Friend, Or Neighbor
5	387600	1560	12/15/2003	375000	No Market Exposure
5	387600	1770	1/29/2003	220000	Bankruptcy - Receiver Or Trustee
5	387600	2090	3/26/2002	285000	Quit Claim Deed
5	387600	2090	2/4/2002	150000	Related Party, Friend, Or Neighbor
5	387610	0290	5/25/2002	319000	Relocation - Sale To Service
5	387620	0170	8/6/2003	250000	Forced Sale
5	387620	0290	9/22/2003	280000	No Market Exposure
5	387630	0300	7/26/2002	225000	Diagnostic Outlier
5	387630	0670	10/3/2003	63600	Related Party, Friend, Or Neighbor
5	387630	1250	4/10/2002	228000	No Market Exposure
5	387631	0380	5/27/2003	252000	Imp. Characteristics Changed Since Sale
5	387631	0470	1/31/2003	46750	Related Party, Friend, Or Neighbor
5	387631	0730	12/4/2003	102331	Non-Representative Sale
5	387631	1130	7/31/2003	77996	Related Party, Friend, Or Neighbor
5	387631	1490	4/12/2002	220000	Imp. Characteristics Changed Since Sale
5	387631	2020	5/21/2003	201925	Non-Representative Sale
5	387631	2170	2/22/2002	93641	Quit Claim Deed
5	387631	2440	4/18/2003	230000	Imp. Characteristics Changed Since Sale
5	387631	2790	6/26/2002	216000	Non-Representative Sale
5	387631	3150	8/9/2002	242500	Diagnostic Outlier
5	387631	3290	10/13/2003	86364	Quit Claim Deed

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	387631	3360	3/25/2002	214950	Imp. Characteristics Changed Since Sale
5	387648	0010	9/16/2003	264675	Diagnostic Outlier
5	387648	0140	7/22/2002	256000	Diagnostic Outlier
5	387648	0170	10/8/2002	182000	Related Party, Friend, Or Neighbor
5	387680	0590	7/30/2002	233500	Imp. Characteristics Changed Since Sale
5	670660	0220	2/10/2003	170000	No Market Exposure
5	670660	0310	11/6/2002	242000	1032 Trade
5	701600	0510	3/19/2002	233000	Partial Interest (103, 102, Etc.)
5	701620	0010	5/17/2002	124000	Non-Representative Sale
5	701620	0330	10/14/2002	211000	Estate Administrator, Guardian, Or Executor
5	701620	0440	4/11/2003	270000	Relocation - Sale To Service
5	701631	0150	9/9/2002	292000	Related Party, Friend, Or Neighbor
5	701631	0150	9/9/2002	292000	Relocation - Sale To Service
5	866326	0040	6/3/2002	245000	Related Party, Friend, Or Neighbor
5	866337	0040	10/9/2002	220000	Bankruptcy - Receiver Or Trustee
5	894640	0180	12/23/2003	340000	Relocation - Sale To Service
5	946590	0300	2/28/2002	129063	Related Party, Friend, Or Neighbor
5	946591	0160	3/26/2002	80575	Quit Claim Deed
5	946591	0230	6/24/2003	399950	Relocation - Sale To Service
5	946670	0230	3/7/2003	375000	Relocation - Sale To Service
5	946670	0310	10/21/2003	361300	Second Sale
5	951320	0230	5/22/2002	245000	Diagnostic Outlier
5	954290	0030	6/19/2002	257000	No Market Exposure
5	954290	0100	10/10/2002	226000	Relocation - Sale To Service
5	954290	0280	10/10/2002	195000	No Market Exposure
6	001130	0090	10/29/2003	398000	Diagnostic Outlier
6	138730	0240	8/1/2002	165100	Bankruptcy - Receiver Or Trustee
6	138730	0490	12/26/2002	279900	No Market Exposure
6	138730	0830	3/25/2002	275500	No Market Exposure
6	138730	1290	9/27/2002	113156	No Market Exposure
6	138730	1330	10/3/2003	220000	Related Party, Friend, Or Neighbor
6	139550	0090	9/26/2003	205000	Non-Representative Sale
6	143791	0290	9/25/2002	285000	Imp. Characteristics Changed Since Sale
6	143791	0290	7/26/2002	245000	No Market Exposure
6	144580	0030	6/12/2002	259500	No Market Exposure
6	144580	0030	5/5/2003	251500	No Market Exposure
6	202605	9053	11/25/2002	400000	No Market Exposure
6	202605	9085	10/10/2002	245000	Diagnostic Outlier
6	257030	0170	2/20/2002	230000	Diagnostic Outlier
6	292605	9183	11/26/2002	750000	Imp. Characteristics Changed Since Sale
6	292605	9196	4/17/2003	107051	Non-Representative Sale
6	292605	9228	5/2/2002	215100	Forced Sale
6	292605	9228	8/23/2002	223000	Government Agency
6	312670	0005	1/10/2003	310000	Diagnostic Outlier

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	312670	0030	4/4/2002	265000	Imp. Characteristics Changed Since Sale
6	312670	0039	10/22/2003	589900	Diagnostic Outlier
6	312670	0041	4/29/2002	197628	Related Party, Friend, Or Neighbor
6	312670	0042	10/1/2003	552500	Diagnostic Outlier
6	312670	0045	1/29/2003	613000	Diagnostic Outlier
6	312670	0046	2/13/2003	580100	Diagnostic Outlier
6	312670	0060	11/25/2003	290000	Diagnostic Outlier
6	312670	0060	9/29/2003	290000	Relocation - Sale To Service
6	312670	0080	8/25/2003	349000	Diagnostic Outlier
6	312670	0085	11/4/2002	295000	Multi-Parcel Sale
6	312670	0086	11/10/2003	375000	Diagnostic Outlier
6	312720	0021	11/12/2003	579950	Diagnostic Outlier
6	312720	0035	7/1/2002	258000	No Market Exposure
6	312720	0047	4/25/2003	500000	Tear Down
6	321160	0070	6/27/2003	222000	No Market Exposure
6	355890	0110	12/10/2003	237500	No Market Exposure
6	355890	0560	10/9/2002	40134	Related Party, Friend, Or Neighbor
6	355890	0640	12/16/2003	445000	Diagnostic Outlier
6	355890	0640	1/1/2003	235000	No Market Exposure
6	355891	0030	12/10/2002	260000	No Market Exposure
6	355891	0130	8/6/2002	216000	No Market Exposure
6	355891	0360	1/28/2002	255000	Imp. Characteristics Changed Since Sale
6	355891	0580	10/20/2003	324000	Diagnostic Outlier
6	355891	0770	3/20/2002	247000	Diagnostic Outlier
6	375470	0280	8/12/2003	225000	Related Party, Friend, Or Neighbor
6	375540	0030	9/12/2002	291000	No Market Exposure
6	375650	0010	2/12/2002	175000	No Market Exposure
6	375650	0050	12/19/2002	120800	Exempt From Excise Tax
6	375650	0460	4/4/2002	240000	No Market Exposure
6	375650	0620	3/31/2003	176500	Partial Interest (103, 102, Etc.)
6	375830	0330	12/26/2002	250000	Related Party, Friend, Or Neighbor
6	376480	0630	2/8/2002	182000	No Market Exposure
6	376540	0130	8/11/2003	87905	Quit Claim Deed
6	512840	0110	3/5/2003	23684	Related Party, Friend, Or Neighbor
6	620441	0170	3/4/2002	260000	No Market Exposure
6	664740	0120	2/7/2003	251000	Imp. Characteristics Changed Since Sale
6	664740	0160	11/17/2003	68500	Quit Claim Deed
6	680150	0010	2/18/2003	250000	Diagnostic Outlier
6	691873	0190	8/27/2003	250000	No Market Exposure
6	742411	0120	7/7/2003	22000	Related Party, Friend, Or Neighbor
6	771610	0230	5/30/2003	180000	Related Party, Friend, Or Neighbor
6	794071	0090	5/6/2003	274000	No Market Exposure
6	794110	0240	6/19/2003	208000	No Market Exposure
6	794112	0080	3/5/2003	230000	Relocation - Sale To Service

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	795500	0080	9/21/2002	419950	Related Party, Friend, Or Neighbor
6	795500	0080	10/2/2002	236000	Relocation - Sale To Service
6	795500	0150	11/7/2002	245000	1033 Trade
6	795505	0210	4/10/2003	259000	No Market Exposure
6	810660	0200	11/7/2002	230000	No Market Exposure
6	814300	0130	3/27/2003	205500	No Market Exposure
6	814300	0130	3/21/2003	91012	Partial Interest (103, 102, Etc.)
6	814300	0150	4/25/2002	199950	No Market Exposure
6	814300	0180	3/12/2003	117885	Related Party, Friend, Or Neighbor
6	814310	0050	5/1/2002	86000	Imp. Characteristics Changed Since Sale
6	814310	0130	8/22/2003	96657	No Market Exposure
6	866328	0200	1/21/2002	180000	Related Party, Friend, Or Neighbor
6	924700	0010	10/3/2002	170000	No Market Exposure
6	947710	1230	6/26/2002	214000	Forced Sale
6	947720	0180	9/4/2002	106423	No Market Exposure
6	947720	0390	4/10/2002	216500	No Market Exposure
6	947720	0980	11/21/2002	246000	Bankruptcy - Receiver Or Trustee
6	947720	1180	6/27/2002	217600	No Market Exposure
6	947720	1250	1/6/2003	231600	No Market Exposure
6	947720	1540	7/30/2003	87599	Related Party, Friend, Or Neighbor

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas, grades, living area, and age of homes. In addition the resulting assessment level is 99.6%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +5.5%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 73 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.997.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	16	0.939	1.001	6.6%	0.969	1.032
7	517	0.931	0.996	7.1%	0.991	1.002
8	167	0.963	0.995	3.3%	0.986	1.003
9	75	0.958	1.001	4.4%	0.989	1.012
10	5	1.005	0.999	-0.6%	0.921	1.077
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1960	5	0.860	0.979	13.8%	0.886	1.071
1961-1970	269	0.926	0.992	7.2%	0.985	1.000
1971-1980	244	0.929	1.005	8.2%	0.998	1.013
1981-1990	122	0.961	0.993	3.3%	0.983	1.003
1991-2000	64	0.964	0.984	2.0%	0.969	0.998
>2000	76	0.981	1.002	2.2%	0.994	1.011
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	541	0.959	0.997	3.9%	0.992	1.002
Good	225	0.910	0.997	9.5%	0.989	1.005
Very Good	14	0.807	0.990	22.6%	0.946	1.033
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	509	0.927	0.997	7.6%	0.992	1.002
1.5	31	0.970	0.987	1.7%	0.965	1.009
2	240	0.968	0.997	3.0%	0.990	1.004
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1001-1500	47	0.962	0.995	3.4%	0.977	1.013
1501-2000	67	0.965	0.995	3.1%	0.983	1.008
2001-2500	93	0.977	0.992	1.5%	0.981	1.002
2501-3000	25	0.970	0.990	2.1%	0.969	1.011
3001-4000	2	0.912	1.004	10.0%	0.858	1.150

Area 73 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.997.

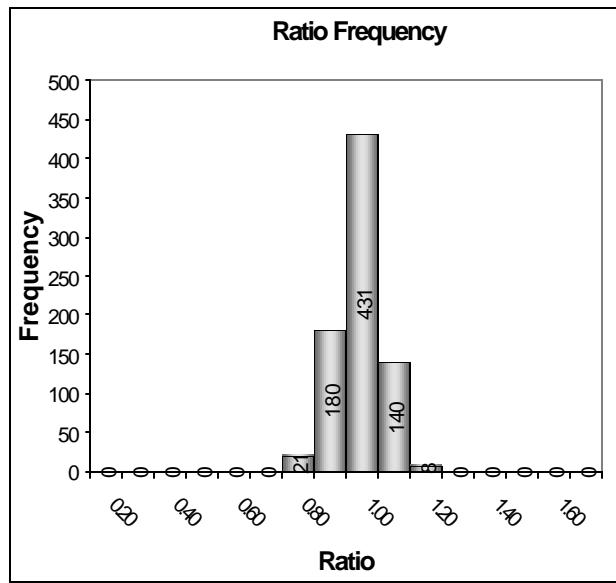
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	778	0.943	0.997	5.7%	0.993	1.001
Y	2	0.922	0.964	4.5%	-0.438	2.367
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	468	0.946	0.998	5.5%	0.993	1.004
6	312	0.938	0.994	6.0%	0.988	1.000
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	25	0.978	1.002	2.4%	0.983	1.020
3000-5000	99	0.980	1.004	2.5%	0.996	1.013
5001-8000	378	0.937	0.999	6.6%	0.993	1.006
8001-12000	244	0.926	0.988	6.7%	0.980	0.996
12001-16000	21	0.958	0.994	3.7%	0.969	1.018
16001-20000	7	1.050	1.017	-3.2%	0.967	1.067
20001-30000	3	0.995	0.967	-2.7%	0.890	1.045
30001-45000	3	0.862	0.999	15.8%	0.758	1.239
Plats	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
#1 Carlyle	23	0.924	0.999	8.1%	0.977	1.020
#2 Chateau	13	0.971	0.996	2.6%	0.968	1.023
#3 Sweetbriar	40	0.978	1.004	2.7%	0.993	1.015
#4 Breakthrough	10	0.969	0.993	2.5%	0.960	1.026
Neighborhood 4	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	768	0.937	0.997	6.4%	0.992	1.001
Y	36	0.912	0.994	9.0%	0.973	1.014

2003 Improved Parcel Ratio Analysis

District/Team: NW / Team - 2	Lien Date: 01/01/2003	Date of Report: 5/11/2004	Sales Dates: 1/2002 - 12/2003
Area 73	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 780			
<i>Mean Assessed Value</i>	268,400		
<i>Mean Sales Price</i>	284,700		
<i>Standard Deviation AV</i>	53,851		
<i>Standard Deviation SP</i>	53,691		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.944		
<i>Median Ratio</i>	0.946		
<i>Weighted Mean Ratio</i>	0.943		
UNIFORMITY			
<i>Lowest ratio</i>	0.735		
<i>Highest ratio:</i>	1.163		
<i>Coefficient of Dispersion</i>	5.77%		
<i>Standard Deviation</i>	0.069		
<i>Coefficient of Variation</i>	7.32%		
<i>Price Related Differential (PRD)</i>	1.001		
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.940		
<i>Upper limit</i>	0.952		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.939		
<i>Upper limit</i>	0.949		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6626		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.069		
<i>Recommended minimum:</i>	8		
<i>Actual sample size:</i>	780		
<i>Conclusion:</i>	OK		
NORMALITY			
<i>Binomial Test</i>			
# ratios below mean:	380		
# ratios above mean:	400		
<i>Z</i>	0.716		
<i>Conclusion:</i>	Normal*		
*i.e. no evidence of non-normality			

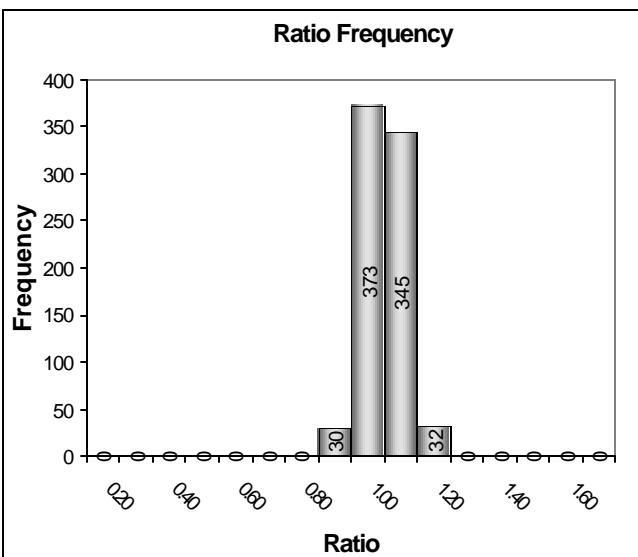


COMMENTS:

1 to 3 Unit Residences throughout area 73

2004 Improved Parcel Ratio Analysis

District/Team: NW / Team - 2	Lien Date: 01/01/2004	Date of Report: 5/12/2004	Sales Dates: 1/2002 - 12/2003
Area 73	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 780			
<i>Mean Assessed Value</i>	283,700		
<i>Mean Sales Price</i>	284,700		
<i>Standard Deviation AV</i>	50,743		
<i>Standard Deviation SP</i>	53,691		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	1.000		
<i>Median Ratio</i>	1.000		
<i>Weighted Mean Ratio</i>	0.996		
UNIFORMITY			
<i>Lowest ratio</i>	0.830		
<i>Highest ratio:</i>	1.193		
<i>Coefficient of Dispersion</i>	4.65%		
<i>Standard Deviation</i>	0.058		
<i>Coefficient of Variation</i>	5.81%		
<i>Price Related Differential (PRD)</i>	1.003		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.004		
95% Confidence: Mean			
<i>Lower limit</i>	0.996		
<i>Upper limit</i>	1.004		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6626		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.058		
Recommended minimum:	5		
<i>Actual sample size:</i>	780		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	387		
# ratios above mean:	393		
<i>z:</i>	0.215		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 73

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are 153 parcels in Area 73 that are improved with a mobile home. 151 of the mobile home properties are located in Woodcrest Estates, a fairly homogenous plat in which the majority of the mobile homes are about 20 years old. 18 market sales from this plat were used in the analysis and valuation. Sales used were from 1/1/2002 to 12/31/2003. A list of sales used and summary assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgement prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market.

The model used is an additive cost based model based on the 2001 edition of Mobile-Manufactured Housing Cost Guide by Boeckh. Two additional variables were detached garage cost based upon the Assessor's accessory values of replacement cost new less depreciation (Rcnld) and properties coded with average territorial views.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 98.4% to 100.7% and improvement in the coefficient of variation of 9.19% to 8.22%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2003 and 2004 Ratio Analysis charts included in this report.

Sales Summary:

Number of Sales: 18

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2003 Value	\$88,000	\$77,100	\$165,100	\$167,800	98.4%	9.19%
2004 Value	\$103,100	\$65,800	\$168,900	\$167,800	100.7%	8.22%
Change	+\$15,100	-\$11,300	+\$3,800		+2.3%	-0.97%
% Change	+17.2%	-14.7%	+2.3%		+2.3%	-10.55%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.97% and -10.55% actually represent an improvement.

Sales used in this analysis: All sales of mobile homes in Woodcrest Estates which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2003 Value	\$87,300	\$78,100	\$165,400
2004 Value	\$103,700	\$61,600	\$165,300
Percent Change	+18.8%	-21.1%	-0.1%

Number of improved Parcels in Woodcrest Estates: 153

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of -0.1%. This slight decrease is due to minimal upward market changes over time, the previous assessment level, and overall depreciation of the older mobile homes in this plat.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 73

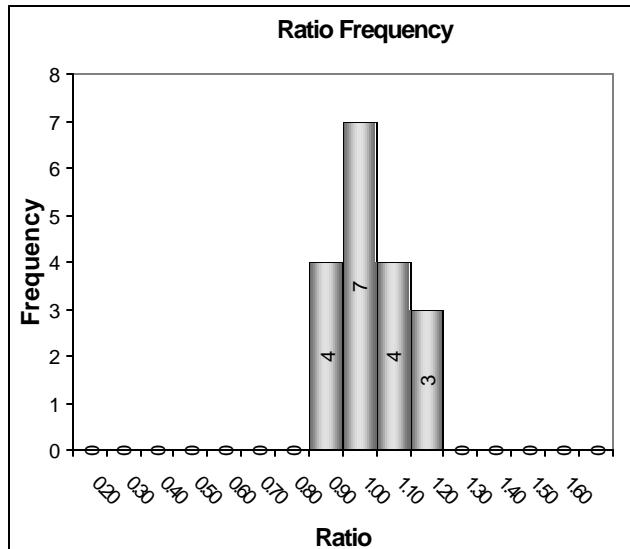
Sub Area	Major	Minor	Sale Date	Sale Price	Make	Living Area	MH Grade	Year Built	Cond	Lot Size	View	Situs Address
005	951120	50	6/6/03	175000	Buckingham	1568	good	1984	average	8147	N	17216 119th Avenue NE
005	951120	90	2/19/03	175000	Great Lakes	1152	average	1978	good	5680	Y	17118 119th Avenue NE
005	951120	290	12/11/02	195000	Marlett	1728	average	1984	average	7674	Y	17053 Woodcrest Dr NE
005	951120	300	6/25/03	180000	Marlett	1536	average	1979	average	6567	Y	17018 Woodcrest Dr NE
005	951120	410	9/23/03	149000	Marlett	1876	average	1978	average	8123	N	17121 Woodcrest Dr NE
005	951120	480	9/17/03	192950	GlenRiver	1456	average	1985	good	6009	N	17120 117th Ct NE
005	951120	530	1/3/03	180340	Fleetwood	1782	average	1989	average	7281	N	17107 117th Ct NE
005	951120	590	9/25/02	151500	Guerdon	1248	average	1985	average	5648	N	17135 117th Ct NE
005	951120	600	1/10/02	148000	Fleetwood	1488	average	1981	average	5532	N	17139 117th Ct NE
005	951120	670	5/30/02	165000	Silvercrest	1536	average	1978	average	4590	Y	17104 Woodcrest Dr NE
005	951120	730	7/30/02	175000	Marlett	1608	average	1978	average	5631	Y	17044 Woodcrest Dr NE
005	951120	800	4/23/02	152500	KeyWest	1440	average	1978	average	6650	Y	11825 NE 172nd ST
005	951120	930	6/5/02	158000	Great Lakes	1440	average	1978	average	5162	Y	11820 NE 172nd ST
005	951120	940	1/24/02	150000	Marlett	1536	average	1978	average	6060	Y	11826 NE 172nd ST
005	951120	970	3/4/02	149950	Fleetwood	1568	average	1984	average	4742	N	11832 NE 172nd ST
005	951120	1210	2/25/02	157000	Howard Manor	1440	average	1978	average	6360	N	17224 Woodcrest Dr NE
005	951120	1390	4/23/02	175000	GoldenWest	1776	average	1979	average	9507	N	17337 Woodcrest Dr NE
005	951120	1430	9/17/03	190500	Westwind	1848	average	1983	good	5910	Y	17351 Woodcrest Dr NE

**Mobile Home Sales Removed From This Physical Inspection Analysis
Area 73**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	951120	0010	5/5/03	140000	Imp. Characteristics Changed Since Sale
005	951120	0720	9/3/02	169000	Imp. Characteristics Changed Since Sale
005	951120	1330	4/2/02	150000	Imp. Characteristics Changed Since Sale
005	951120	0100	7/10/03	20000	Related Party, Friend, Or Neighbor
005	951120	0350	9/6/03	87500	Related Party, Friend, Or Neighbor

2003 Mobile Home Parcel Ratio Analysis

District/Team: NW / Team - 2	Lien Date: 01/01/2003	Date of Report: 1/28/2004	Sales Dates: 1/2002 - 12/2003
Area 73	Appr ID: tkru	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 18			
<i>Mean Assessed Value</i>	165,100		
<i>Mean Sales Price</i>	167,800		
<i>Standard Deviation AV</i>	7,380		
<i>Standard Deviation SP</i>	16,274		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.991		
<i>Median Ratio</i>	0.965		
<i>Weighted Mean Ratio</i>	0.984		
UNIFORMITY			
<i>Lowest ratio</i>	0.877		
<i>Highest ratio:</i>	1.134		
<i>Coefficient of Dispersion</i>	8.09%		
<i>Standard Deviation</i>	0.091		
<i>Coefficient of Variation</i>	9.19%		
<i>Price Related Differential (PRD)</i>	1.008		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.911		
<i>Upper limit</i>	1.082		
95% Confidence: Mean			
<i>Lower limit</i>	0.949		
<i>Upper limit</i>	1.034		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	153		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.091		
Recommended minimum:	13		
<i>Actual sample size:</i>	18		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	10		
# ratios above mean:	8		
Z:	0.471		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

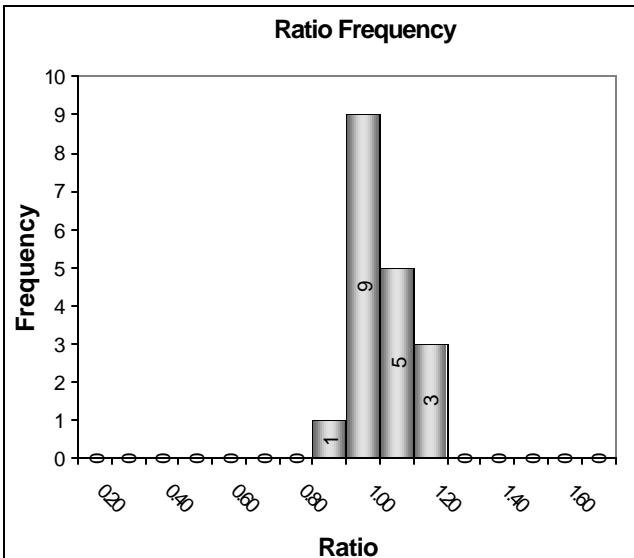


COMMENTS:

Mobile Homes in Woodcrest Estates, Area 73

2004 Mobile Home Parcel Ratio Analysis

District/Team: NW / Team - 2	Lien Date: 01/01/2004	Date of Report: 1/28/2004	Sales Dates: 1/2002 - 12/2003
Area 73	Appr ID: tkru	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 18			
Mean Assessed Value	168,900		
Mean Sales Price	167,800		
Standard Deviation AV	21,376		
Standard Deviation SP	16,274		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.007		
Median Ratio	0.997		
Weighted Mean Ratio	1.007		
UNIFORMITY			
Lowest ratio	0.894		
Highest ratio:	1.194		
Coefficient of Dispersion	6.31%		
Standard Deviation	0.083		
Coefficient of Variation	8.22%		
Price Related Differential (PRD)	1.001		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.952		
<i>Upper limit</i>	1.040		
95% Confidence: Mean			
<i>Lower limit</i>	0.969		
<i>Upper limit</i>	1.045		
SAMPLE SIZE EVALUATION			
N (population size)	153		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.083		
Recommended minimum:	11		
Actual sample size:	18		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	11		
# ratios above mean:	7		
<i>z</i>	0.943		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

Mobile Homes in Woodcrest Estates, Area 73

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.



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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers
FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr